

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*

## *BARNITZ CREEK RANCH*

600± Acres | \$1,650,000 | Custer County, Butler, OK

[info@republicranches.com](mailto:info@republicranches.com) | 888-726-2481 | [www.republicranches.com](http://www.republicranches.com)





# DESCRIPTION

---

Barnitz Creek Ranch is an incredible 600± acre hunting and recreational ranch that features a 12± acre flood control lake. The ranch consists of rolling, breaking hills, tree-lined draws, and multiple wet weather drainages that empty into the lake. This property is the epitome of a great deer hunting property that has the size and location to grow and harvest big whitetails. Along with deer hunting, numerous other types of wildlife can be found such as Rio Grande turkey, bobwhite quail, various types of waterfowl, bobcats, coyotes and wild hogs, all of which will extend your hunting season. The wildlife combined with the lake make this ranch a place to enjoy all year long.

# ASSOCIATE CONTACT

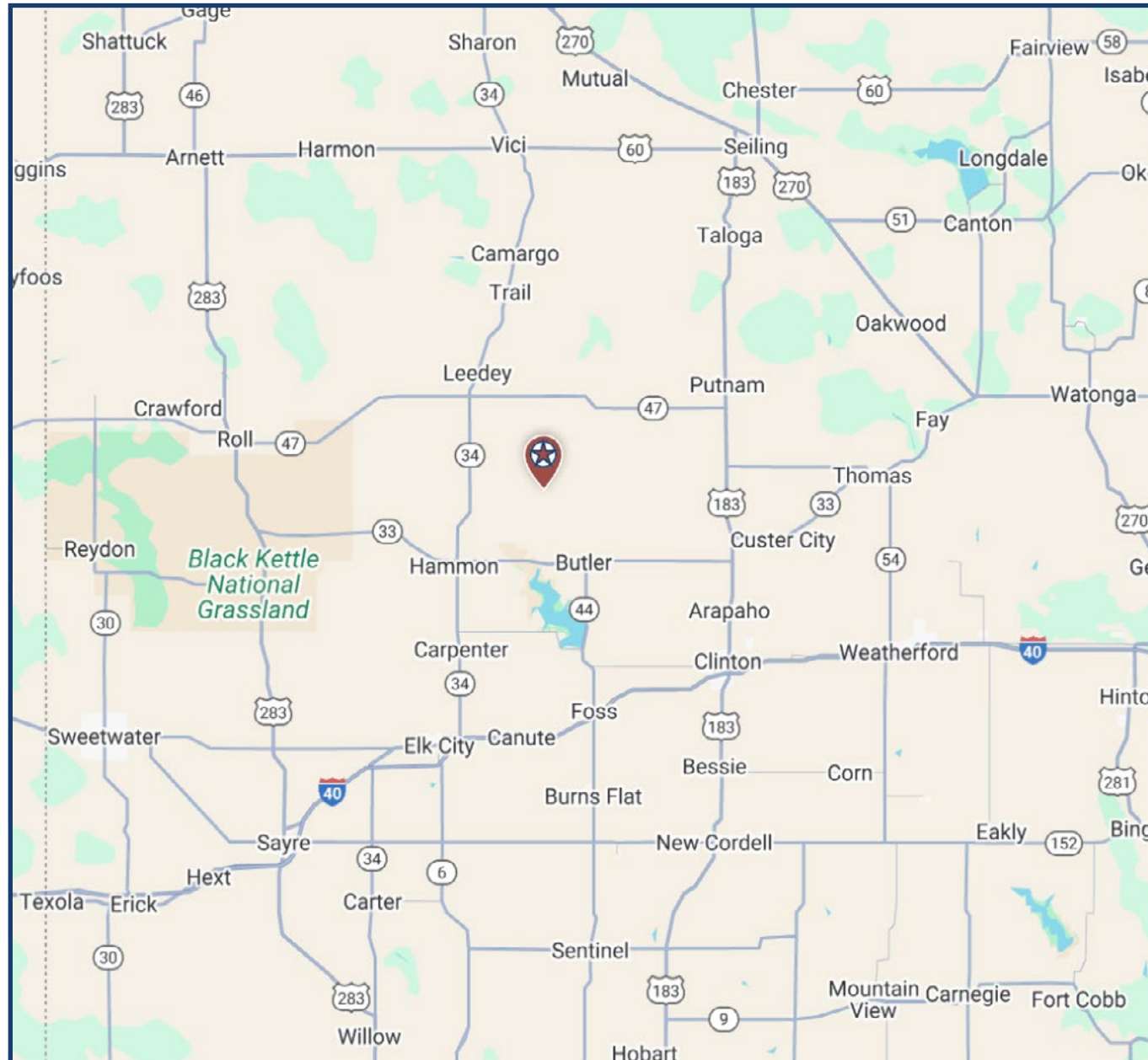
---

**JACOB RICE**  
*Broker Associate*  
(405) 229-6835  
jacob@republicranches.com

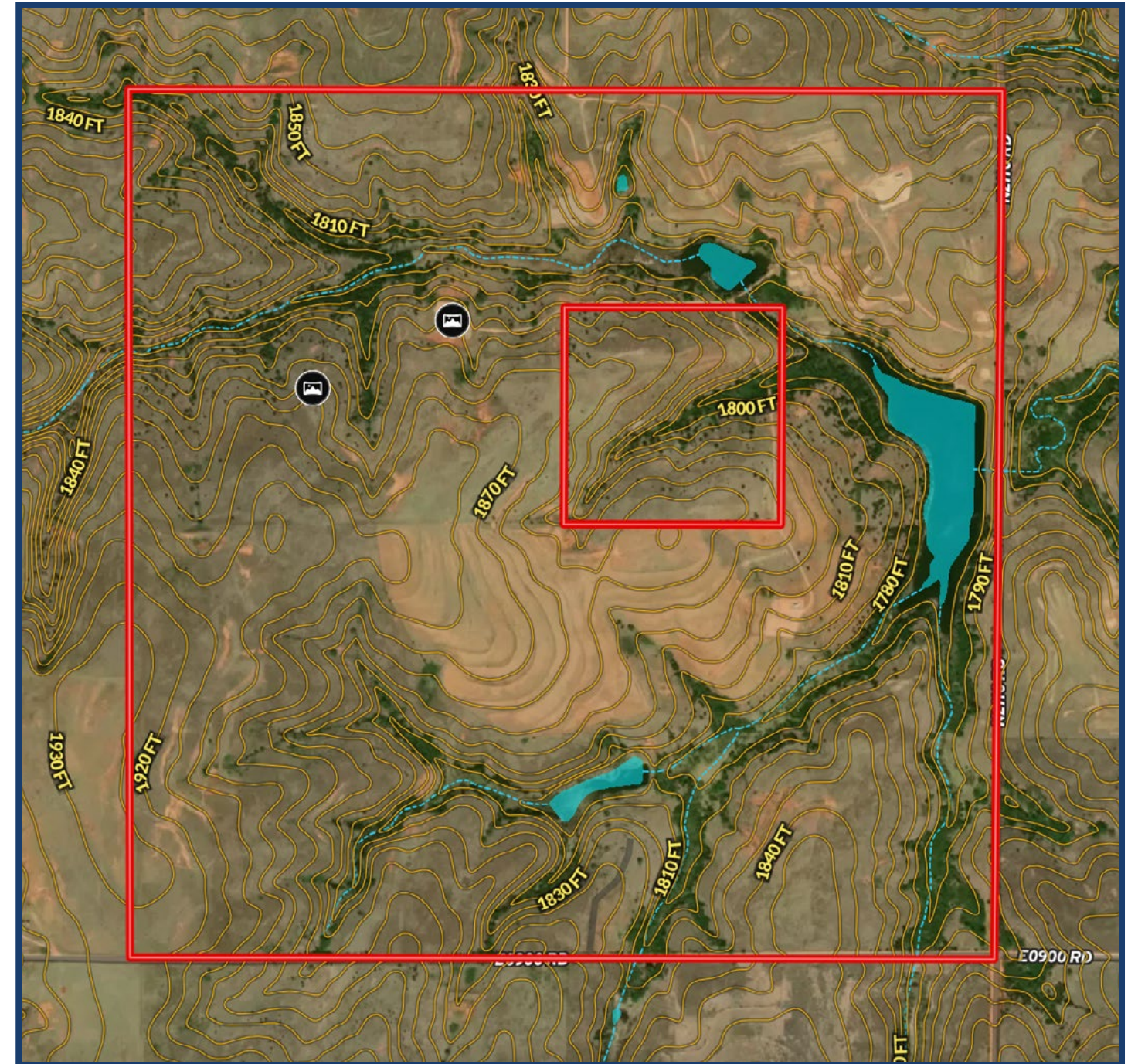
**BUTCH HENSLEY**  
*Sales Associate*  
(405) 650-5579  
butch@republicranches.com

# LOCATION

The Barnitz Creek Ranch is located only 7 miles north of Foss Lake in NW Custer County, Oklahoma and only 30 miles from either Clinton or Elk City.



# PROPERTY MAP



# TOPOGRAPHY, RANGELAND & HABITAT

The majority of the ranch are waist high grasslands with numerous cedar and cottonwood lined draws running throughout the ranch providing additional cover and habitat for the wildlife, especially during harsh weather. Recently, a large food plot has been added to the center of the property in an attempt to keep the wildlife toward the heart of the ranch. The rolling hills range in elevation of 1,770ft to 1,910ft - a difference of 140ft.

# WILDLIFE

Numerous types of wildlife call this ranch home including, whitetail deer, wild hogs, Rio Grande turkey, bobwhite quail, dove, various types of waterfowl, and numerous furbearers. This ranch has been sparingly hunted the last numerous years. With active management and feeding program, much like what has occurred over the last 12± months, this property will continue to be an exceptional hunting property.

# IMPROVEMENTS

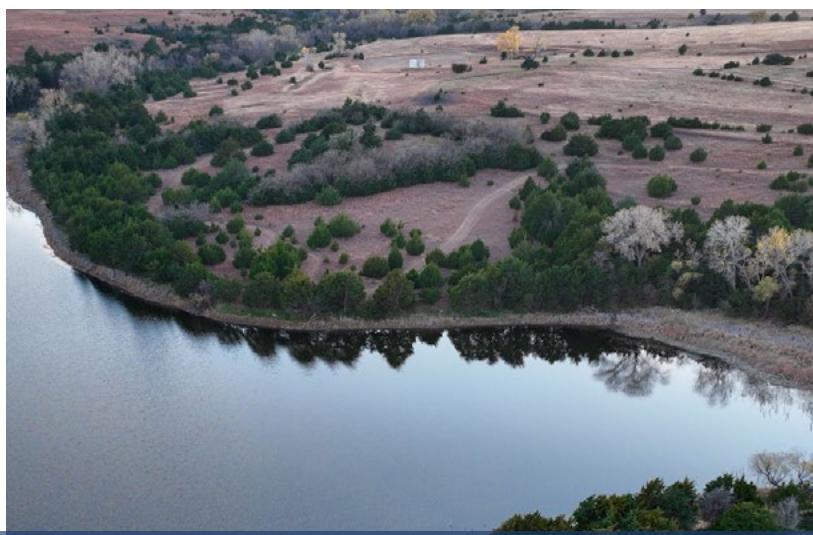
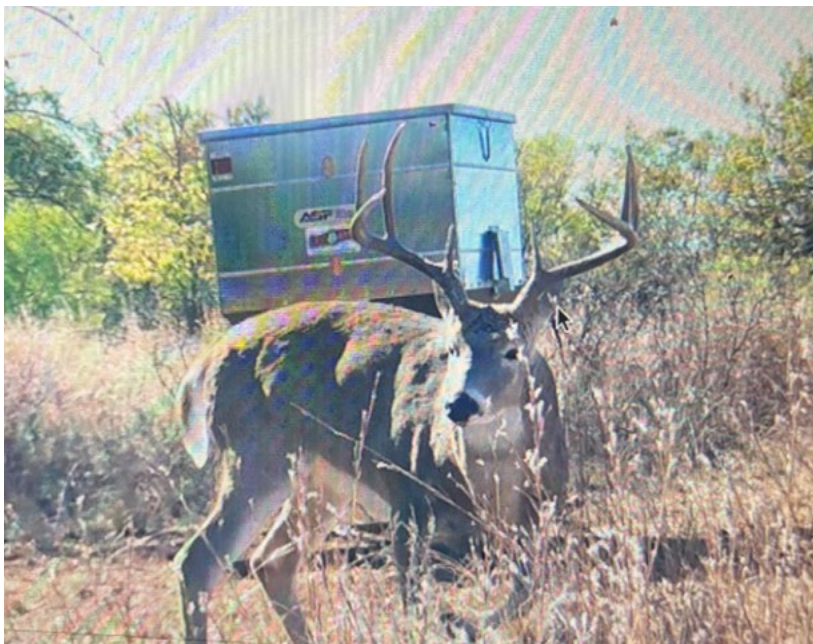
The main feature of the Barnitz Creek Ranch is the Barnitz Creek Dam Site #43 - a flood control lake - located along the eastern boundary of the property. This lake is 12± acres and has been measured to be ~12± deep. There are several homesite locations that would provide beautiful views and convenience to the lake.

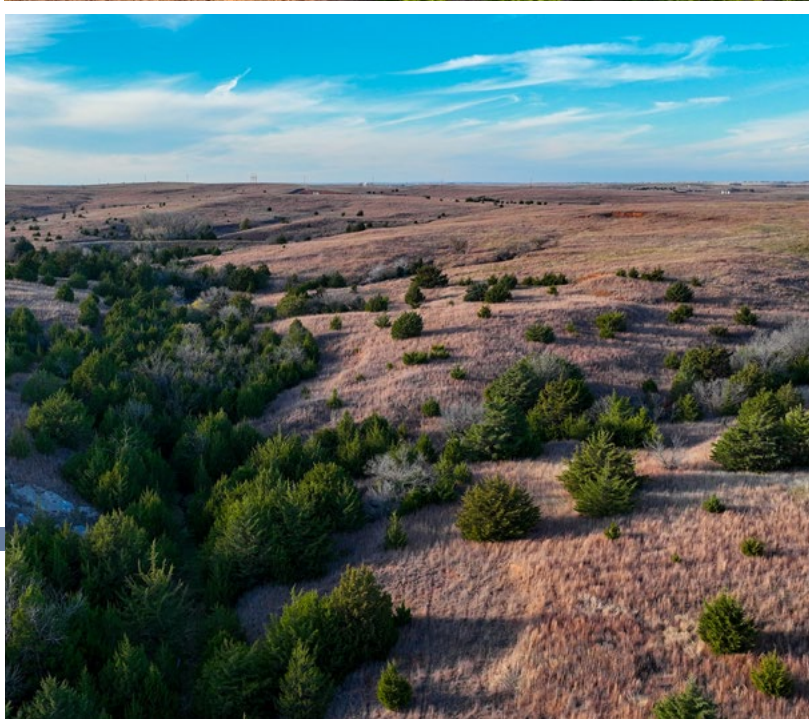
# ELECTRICITY

Electricity can be found on the eastern and southern boundaries of the property.

# MINERALS

No minerals are owned with or will be conveyed with the subject property.





## OKLAHOMA REAL ESTATE COMMISSION

### What You Need to Know About Broker Services

**A real estate broker may work with one or both Parties to a real estate transaction.** *The Oklahoma Broker Relationships Law (Title 59, Oklahoma Statutes, §858-351 – 858-363) allows a real estate firm to provide brokerage services to both Parties to the transaction. This could occur when a firm has contracted with a seller to sell their property and a prospective buyer contacts that same firm to see the property. If the prospective buyer wants to make an offer on the property, the firm must now provide a written notice to both the buyer and seller that the firm is now providing brokerage services to both Parties to the transaction.*

**Oklahoma real estate brokers have mandatory duties and responsibilities to all Parties in a real estate transaction.** *These duties and responsibilities shall be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option or exchange real estate. These duties and responsibilities are to:*

- *Treat all Parties with honesty and exercise reasonable skill and care.*
- *Receive all written offers and counteroffers, reduce offers or counteroffers to a written form upon request of any party to a transaction and present timely all written offers and counteroffers (unless specifically waived in writing by a party).*
- *Timely account for all money and property received by the broker.*
- *Disclose information pertaining to the property as required by the Residential Property Condition Disclosure Act.*
- *Comply with all requirements of The Oklahoma Real Estate License Code and all applicable statutes and rules.*
- *Keep confidential information received from a party or prospective party confidential unless written consent is granted by the party, the disclosure is required by law, or the information is public or becomes public as the results of actions from a source other than the broker. Confidential information includes:*
  - *That a party is willing to pay more or accept less than what is being offered*
  - *That a party or prospective party is willing to agree to financing terms different from those offered*
  - *The motivating factors of the party or prospective party purchasing, selling, leasing, optioning or exchanging the property*
  - *Any information specifically designated as confidential by the party unless such information is public.*

**A broker has additional duties and responsibilities only to a party for whom the broker is providing brokerage services.** *These duties and responsibilities shall also be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option and exchange real estate. These duties are to:*

- *Inform the party in writing when an offers is made that the party will be expected to pay certain costs, brokerage services costs and approximate amount of the costs.*
- *Keep the party informed regarding the transaction.*

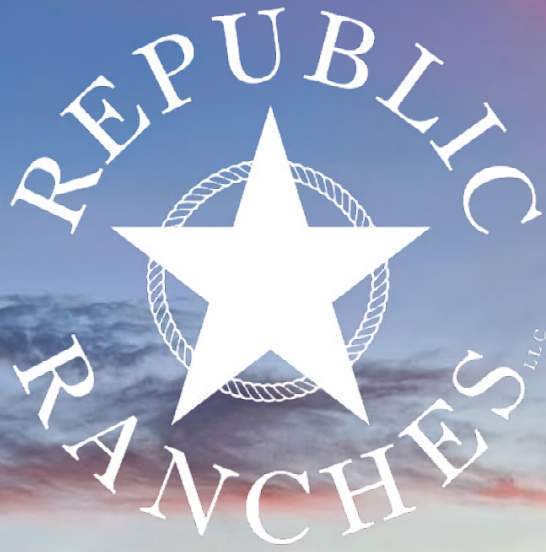
**If a broker intends to provide fewer brokerage services than those required to complete a transaction, the broker shall provide written disclosure to the party for whom the broker is providing services.** *The disclosure shall include a description of those steps in the transaction that the broker will not provide and state that the broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.*

**Disclosure of these duties and responsibilities is required in writing.** *The duties and responsibilities disclosed by the broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.*

**Services provided to a tenant do not automatically create a broker relationship.** *When a broker provides brokerage services to a landlord under a property management agreement, the services provided to the tenant by the broker shall not be construed as creating a broker relationship between the broker and the tenant unless otherwise agreed to in writing; however, the broker owes to the tenant the duties of honesty and exercising reasonable skill and care.*

*For more information, visit [www.orec.ok.gov](http://www.orec.ok.gov)*

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; Colorado; Louisiana; Arkansas; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.



[info@republicranches.com](mailto:info@republicranches.com) | 888-726-2481 | [www.republicranches.com](http://www.republicranches.com)

