



HUGHES RANCH

2,783± ACRES

CONTACT FOR PRICE

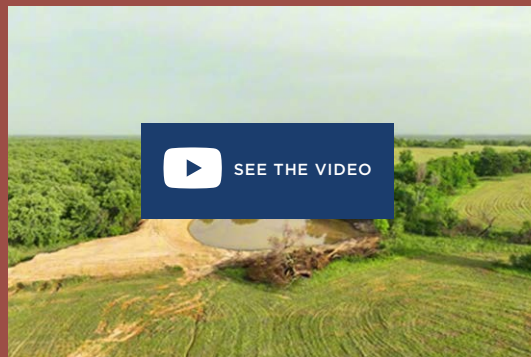
WISE COUNTY

BRIDGEPORT, TX

REPUBLIC ★ RANCHES_{LLC}
Our Legacy is in the Land

HUGHES RANCH DESCRIPTION

The Hughes Ranch is an outdoorsman's paradise located just minutes from Bridgeport, Texas. This is a rare opportunity to own either a large legacy ranch or a customized piece of excellent Oak-covered Wise County. It is the fourth-largest ranch in Wise County, and it offers an amazing investment opportunity close to the fast-growing area within an hour of the DFW metroplex where development and population numbers are booming. The 2,784-acre property boasts an abundance of wildlife with conservation at the forefront. Whether you are a hunter, a recreational user or an investor, this ranch offers something for you. We welcome the opportunity to show potential buyers the offerings from tracts of 135+/- acres to the ranch's entirety. The maps on the following page showcase the ranch as a whole and the opportunities within. If you would like to schedule a pre-launch tour, please contact Bryan Pickens or Rob Grainger. ★



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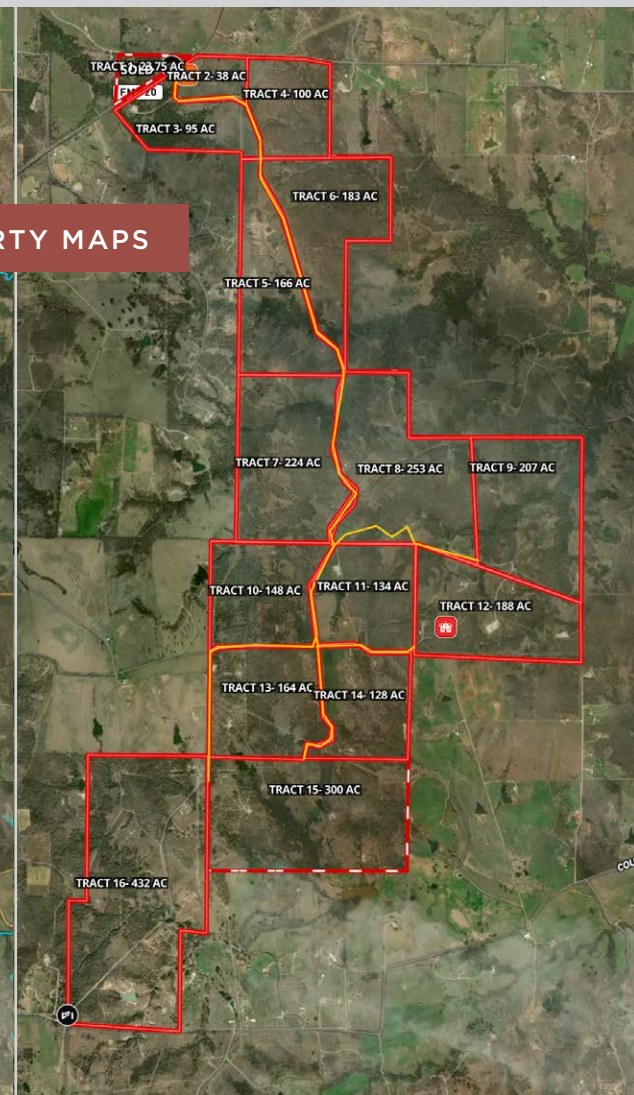
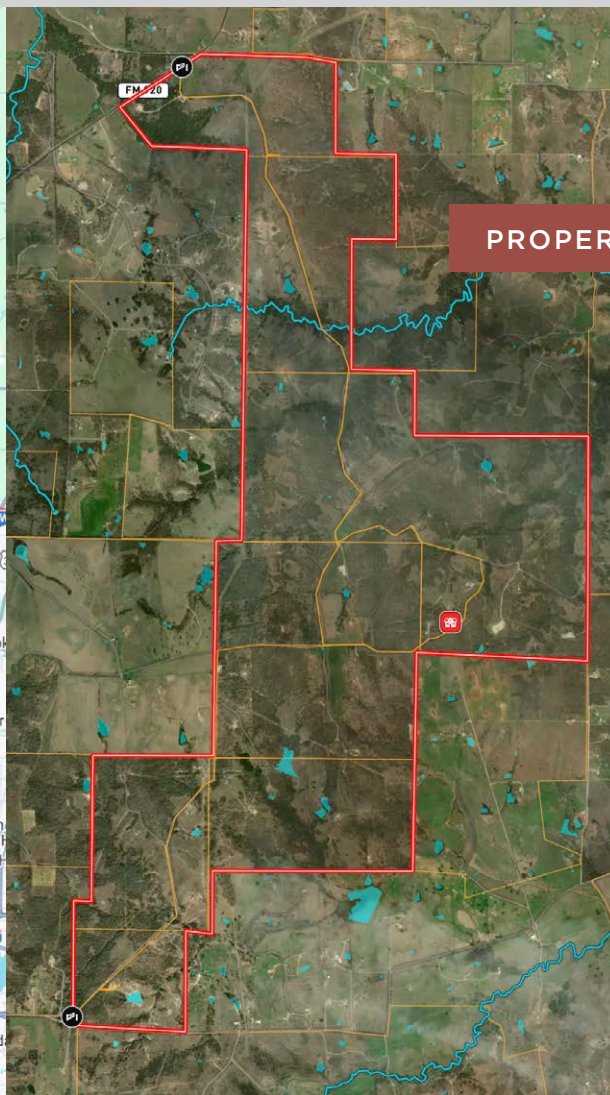
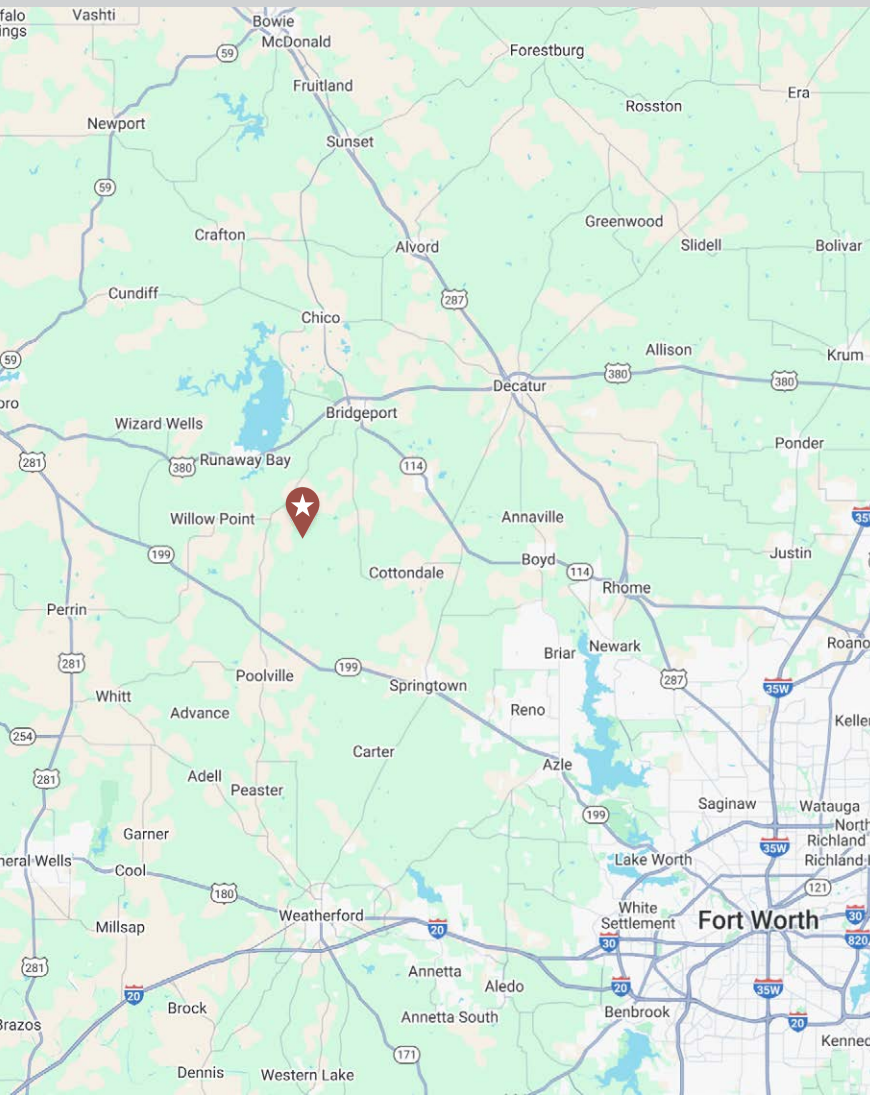
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The ranch is in southwest Wise County on FM 920 between Bridgeport and Stringtown. It also has frontage on County Road 3655, just 25 miles north of Weatherford, and about 35 miles from either Denton or Fort Worth.

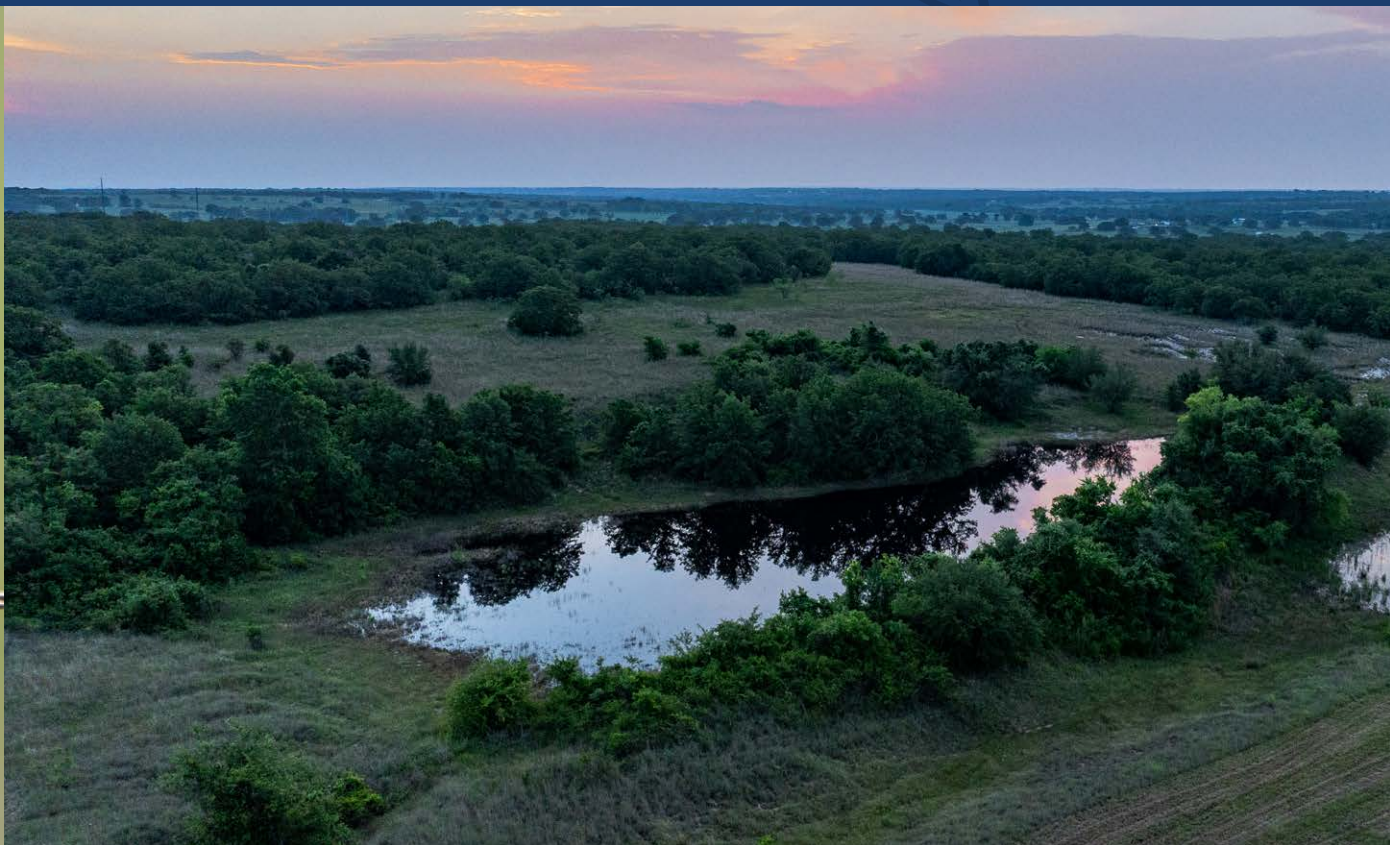


TOPOGRAPHY, RANGELAND & HABITAT

The ranch is level to gently undulating terrain, giving way to excellent vistas for homesites and sunsets. The ranch is mainly comprised of wooded areas of a variety of Oaks and natural openings, as well as areas with thicker undergrowth for bedding cover. There are some pastures that are more prairie-like with excellent stands of native grasses. With excellent topographic relief, there are numerous tanks and lakes throughout the property and room for large areas of water impoundment for substantial lakes if one is desired.

WILDLIFE

The ranch is richly populated with game such as deer, turkey, dove, ducks, hogs and predators. The ranch has been enrolled in the Texas Parks and Wildlife MLD program since 2018, and the program has helped to create some of the best deer hunting in this part of the state. Each year, 150+ deer are harvested from this ranch. As an additional draw to the recreational value, there is excellent waterfowl hunting that remains consistent each year. The ranch is in close proximity to Lake Bridgeport, which is known to be a large roost for ducks in the winter.



AGRICULTURE

This ranch has historically been operated as a combination wildlife and livestock ranch. Native habitat restoration efforts have been ongoing for years, boasting abundant forage for livestock and wildlife. The entirety of the ranch is broken into pastures with ample water throughout for livestock purposes.

IMPROVEMENTS

The ranch is home to a custom 6,058 square-foot house with breathtaking sunset views from the porch and overlooking a large, newly built lake. With 5 spacious bedrooms and 5 1/2 bathrooms, there is ample room for guests and families alike. A large family room with high ceilings provides an inviting environment for fellowship after a long day in the field. The house features a basement as well as robust storage areas. On the south end of the ranch, there is a covered 500-yard shooting range.

The main roads on the ranch are all weather caliche roads, providing easy access around the ranch. Once you turn off of the all-weather roads, new and existing roads have been built and widened for travel via truck.



WATER

The ranch has a total of 11 ponds located across the property, as well as multiple seasonal creeks which provide good habitat and a few excellent locations for the creation of a duck marsh. The 2 largest are about 4 acres and have consistently held water even through droughts.

The ranch sits over the Trinity Aquifer, where most well depths are around 200 feet and produce an ample amount of water. The ranch has 5 water wells on the property.

There is a 16" waterline on FM 920 (Walnut Creek Special Utility District) that can be used and should be considered for future development potential.

ELECTRICITY

There is electricity throughout the ranch.

MINERALS

This is a surface-only sale.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

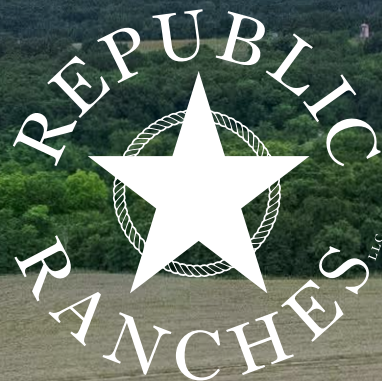
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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