



BOSWELL RANCH

560 ± ACRES | CHOCTAW COUNTY, BOSWELL, OK



REPUBLIC RANCHES LLC
OUR LEGACY IS IN THE LAND

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BOSWELL RANCH

The Boswell Ranch is an improved grazing property that has a taste for recreation as well. A quality ranch home along with other improvements provides this southern Oklahoma ranch with many opportunities. The scenery, seclusion, grass production, plus the availability of water will attract many to the rural lifestyle of this ranch.

Price: \$1,700,000



Improvements: The main house features 2,899 sqft of living space and was constructed in 2007 by the current owner. The 3 bed 2.5 bath custom ranch home includes, vaulted ceilings, open concept kitchen, living, and dining room, stone fireplace, breakfast bar, safe room, 2 car garage, and a second story office space. The walls are ICF (Insulated Concrete Form) adding to the efficiency and safety of the home. Out the back door and off of the covered porch is a pergola shaded sitting area with an adjacent outdoor kitchen and shower. The ranch also includes a well maintained 1,568 sqft 3 bed 2 bath guest house and a 2,300 sqft 1.5 bath office building. There are 2 barns on the property, the first is 70'x 100' and can be used for hay and equipment storage and the second is 50'x 50', fully enclosed and currently used for tools and equipment. The property has 2 sets of livestock working facilities with the main set centrally located with the cross fencing.

Water: There are 3 ponds and a few seasonal drainages with the largest pond at 2+ acres. The ranch improvements are all serviced by a water well with an additional well not currently being used. Well water has been ran to the central livestock pens. Rural water is available in the northwest corner of the property. This area of Oklahoma receives an average of 44.8" of rainfall annually.

Wildlife: Whitetail deer and turkey hunting have produced that most success in this area. The ranch has a few blocks of timber, mostly Oak, connected with tree lined drainages known for wildlife travel routes. Other species familiar to this area are quail, dove, hogs, coyotes, and bobcats. The ponds offer good fishing and the largest is stocked with Channel catfish.

Land: Approximately 80% of this property is grazable acres which produces enough forage to handle just shy of 150 cow-calf pairs according to the OSU Ag Extension office. A mix of Rye, Bermuda, Clover, Fescue and native grasses make up majority of the ranch. The topography is primarily a hilltop setting with a desirable amount of elevation change for capturing run-off. The soils consist of mostly sandy loam. There are 3 main pastures, 200, 150, and 100 acres in size with a 55 acre hay field. The hay field and others areas that can be cut for hay will produce 1.75 bales/acre which can be improved and possibly doubled with weed spraying and fertilizer. The remainder of the acreage is used for small traps connected to the working facilities that provide low stress for handling and penning livestock.

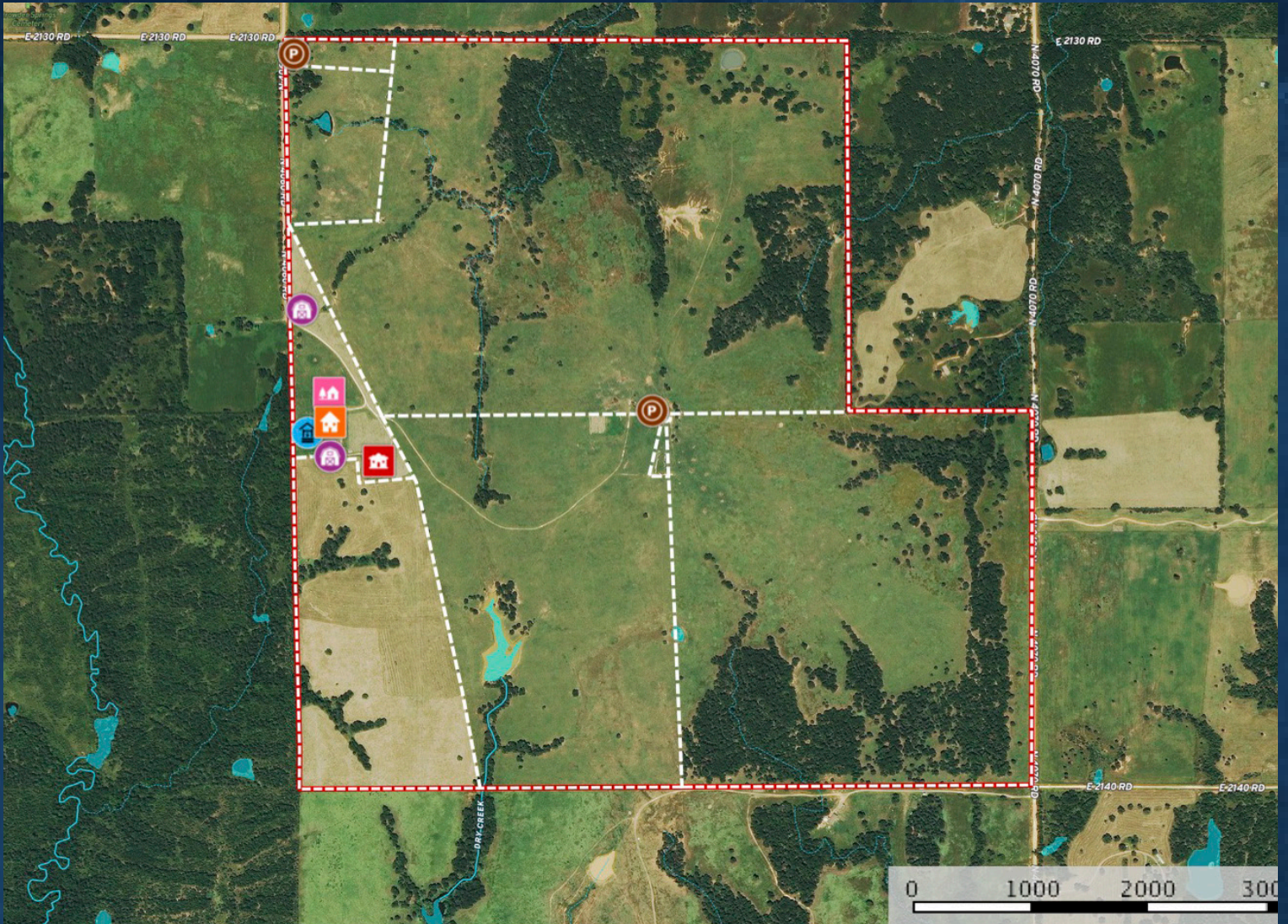
Location: The Boswell Ranch is located 10 miles south of Boswell Oklahoma in the southwest portion of Choctaw County. The property is just over 2 hours from Dallas, 2.45 hours from Tulsa, and 3 hours from OKC. The ranch can be accessed from N 4060 Rd and also N 4070 Rd.

Minerals: Seller does not own any of the mineral estate.

Taxes: The taxes are approximately \$2,800 annually.

Note: Ranch is shown by appointment only.

MAP



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; 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 or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate or Oklahoma 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.



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