



VEALE RANCH- NORTH BRECKENRIDGE DIVISION

2,511 \pm ACRES | STEPHENS COUNTY, BRECKENRIDGE, TX

REPUBLIC  **RANCHES** LLC
Our Legacy is in the Land

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VEALE RANCH- NORTH BRECKENRIDGE DIVISION

The North Breckenridge Division of the Veale Ranch is a historically significant and large ranch offering for Stephens County. It has been in the same family for many, many generations and has a special location and close proximity to town. The Veale family was among the first to settle in Stephens County, arriving in a caravan of wagons before the Civil War, and the current owners are direct descendants of these families that settled the area. They have had a solid impact in the development of the Breckenridge county seat area for many years, and to this day, the family continues the long legacy of proper and conservative range management, preservation of a deep rooted history in Texas ranching, and a remarkable level of care and compassion for the land as some of Texas' finest ranch stewards.

Price: \$7,784,000



★ Stephens County

★ Less than 3 miles from Breckenridge

★ Carries 125 mother cows

★ Comprised of 3 main parcels

★ 2,511 +/- Acres

★ Whitetail deer, quail, turkey

★ 4 sets of working pens

★ Many operating wells on the ranch

Location: The location of this large ranch is unmatched. It is less than 3 miles from Breckenridge, and 1 mile from the Hubbard Creek Reservoir. The distance to Fort Worth is about 105 miles, and approximately 60 miles to Abilene.

Land: The ranch is comprised of three main parcels: 300 acres north of county road 272: this northern most parcel has some of the Flueheartly Branch creek, two stock ponds, two cross fenced pastures, and one set of working pens. 850 acres between county road 272 and Highway 183: the middle parcel has some of Flueheartly Branch creek on the north end, and Turner Branch of Gunsolus Creek through it as well. It has two main cross fenced pastures, and a few traps around the working pens, barn and headquarters. 1,350 acres south and west of Highway 183: the southern parcel has four main pastures, also cross-fenced, two cultivated pastures, and a set of working pens. The Turner Branch of Gunsolus Creek holds water in many areas and there are at least 7 stock ponds throughout.

Range and Carrying Capacity: The Veale Ranch is located in the middle eastern part of the Rolling Plains ecoregion of Texas, and it is mostly prairie land with mesquite and live oak motts. It has consistently had strong, productive grass with mostly native grassland species, and has been able to comfortably carry about 125 mother cows. The family's dedication to conservative management, supplemented with herd rotation of cows and yearlings, has preserved sturdy, healthy range conditions. The climate in the area is characterized by hot, humid summers and generally mild to cool winters.

Wildlife: The Veale Ranch is abundant with wildlife, plenty of whitetail deer, a healthy population of bobwhite quail, and turkeys and migratory birds. This region has long been a destination area for north Texas sportsmen.

Topography: The ranch has gently sloping to level topography with long, rolling views. Soils on the ranch consist of mostly clay and sandy loams, and there is about 100' of elevation change, with the highest point being at approximately 1,220'.

Barns & Improvements:

60' x 60' barn
80' x 20' barn with horse stalls
40' x 20' barn
50' x 50' barn
50' x 30' barn
50' x 20' barn
40' x 20' barn
4 sets of working pens
2,400 sf mobile home

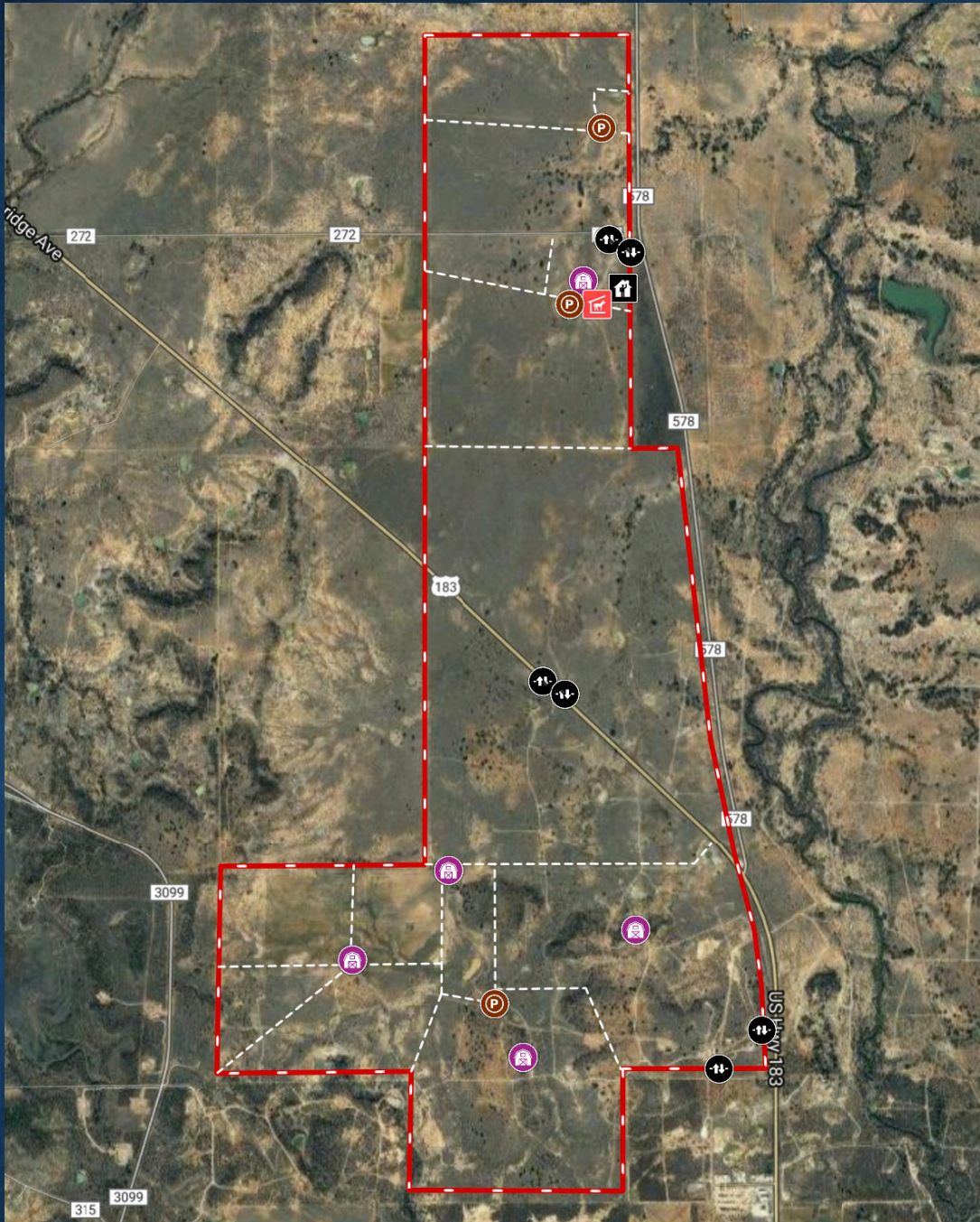


Water: Stephens Regional Special Utility District provides community water to the main headquarters home and has lines available at nearby locations to bring water further onto the ranch. Two of the main working pens water needs are serviced by pumping water from nearby ponds. The ranch gets an average of 25" of rainfall per year and Flueheartly Branch and the Turner Branch of Gunsolus Creek cut across many areas of the ranch providing wet creeks and catch ponds for most of the year.

Misc: There are many operating wells on the ranch, and the operators maintain good caliche roads throughout. None of the mineral estate is available with the sale of this property. The ranch land is taxed with an agricultural 1-D-1 valuation, and total annual property taxes are approximately \$4,800 per year. All livestock, ranch equipment, mobile home, personal property, furnishings, hay and feed, etc are excluded from this offering and may be available via separate personal property contracts.

Brief History of Breckenridge: Located just east of Hubbard Creek Lake in North Central Texas, the City of Breckenridge originated in 1854 as the town of Picketville. The name Picketville came from a prominent local rancher named Bill Picket. When the county was organized in 1876 the name was changed to Breckenridge, to honor a Senator and Vice President of the United States from Kentucky named John C. Breckinridge. In the early 1920's Breckenridge experienced a true oil boom as drilling began on oil found in the area. The town grew from a population of 1,500 to over 30,000 in the span of one year. After a few hectic years, oil production began to slow and as a result the population decreased. However, the town remained a regional center for commercial activity and petroleum related industries. Recently the population has hovered around 6,000 people and Breckenridge has maintained a petroleum and cattle based economy.

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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.



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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.
- **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.
- **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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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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Buyer/Tenant/Seller/Landlord Initials

Date