



CROOKED HORN RANCH

2,115 \pm ACRES | YOUNG COUNTY, OLNEY, TX

REPUBLIC  RANCHES LLC
Our Legacy is in the Land

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CROOKED HORN RANCH

Crooked Horn Ranch is a premier 2,115-acre high fenced ranch located about 100 miles northwest of Fort Worth, Texas in Young County. This intensively managed ranch is operated under a MLD level 3 permit and is home to some exceptional native whitetails. A modern barndominium lodge, game processing facility, insulated shop, scenic views, excellent roads and diverse habitat make this one of the finest ranches of its kind in the area.

Price: \$6,500,000



- ★ Young County
- ★ 2,115 ± high fenced acres
- ★ Located 7 miles south of Olney
- ★ 5 bedroom and 2 bathroom barndominium lodge
- ★ Exceptional quality whitetail deer
- ★ Three large ponds and eight small ponds



Location: Crooked Horn Ranch is located 7 miles south of Olney in Young County, Texas. The ranch is approximately 130 miles (2 hours and 15 minutes) northwest of DFW Airport.

- 45 miles south of Wichita Falls
- 20 minutes northwest of Graham

This property is extremely secluded with no exposure to busy roads.

Wildlife: Crooked Horn's focus has been producing exceptional quality whitetail deer. The ranch is operating under the MLD Level 3 program and has been intensively managed for last eight years. The ranch has worked closely with a biologist to ensure deer harvests are appropriately aligned with the ranch's goals. No trophy deer have been harvested unless they are more than 6.5 years old. The hunting has primarily been reserved for a select group of close friends and family which has helped in the management goals. The ranch's native whitetails have incredible genetics. Beyond the trophy deer hunting opportunities, Crooked Horn is in a waterfowl flyway and the duck hunting can be excellent. Furthermore, there are good numbers of turkey and quail on the ranch. Crooked Horn Ranch currently utilizes 9 protein feeders and 11 spin feeders with adjacent blinds/stands.

Terrain and Habitat: Crooked Horn Ranch is located in the Western Cross Timbers ecoregion of the state in an area known for excellent whitetail deer genetics and habitat. The ranch's naturally diverse ecology, along with strategic management for habitat enhancement, has elevated this ranch to one the best of its kind in the area.

There are two prominent high points on the ranch; one of them is identified on the topographical map as Skid Mountain (1,248'). The property's elevation ranges from 1,270 feet at the lodge to 1,140 feet on the south end of the ranch. The lodge was built on the highest point of the ranch and the expansive views to the south make this scenic location an obvious choice.

This ranch's diverse habitat is accented by several large groves of mature live oaks. Many grasses and forbs offer a rich browse for deer and other wildlife. Agarita, sugar hackberry, mesquite, Texas ash, skunkbush (excellent browse), chickweed, deer vetch, grama grasses are among the many species that can be found on this property. Coastal bermudagrass is doing well on the northeast side of the ranch. A good stand of kleingrass is on the south side.



Water: The ranch headquarters area (including irrigation system) is serviced with city water. Three large ponds (largest being 5.5 acres) and eight small ponds ensure good water is available to all sections of the ranch. Several wet drainages and seeps provide additional water and excellent habitat.

Improvements: The ranch headquarters is housed in a well built insulated metal barndominium. The 5,000 square foot low-maintenance structure contains both a very nice insulated shop and the lodge conveniently under one roof. Approximately 6 acres surrounding the home is well-manicured. Neatly trimmed coastal bermuda is irrigated via city water.

**Lodge:**

- 5 bedrooms and 2 bathrooms
- Full kitchen
- Wood burning fireplace
- Full enclosed sunroom with great views

Shop:

- Insulated
- Motorized overhead door for easy access with equipment
- Loft for extra storage
- Excellent lighting
- Sealed concrete floor

Game Processing Facility:

- Full commercial walk-in cooler
- Winches/hoists
- Running water

Fencing: The entire ranch is game fenced. A large portion of the game fence was completed in the spring of 2019. There is an interior stretch of high fence that separates a 560 +/- acre tract in the northeast corner of the ranch.

Access: This ranch has excellent accessibility throughout. A cleared path allows you to easily drive the entire perimeter. Furthermore, there are several excellent roads providing quick access to key areas of the ranch. Numerous smaller trails enhance the usability of the property.

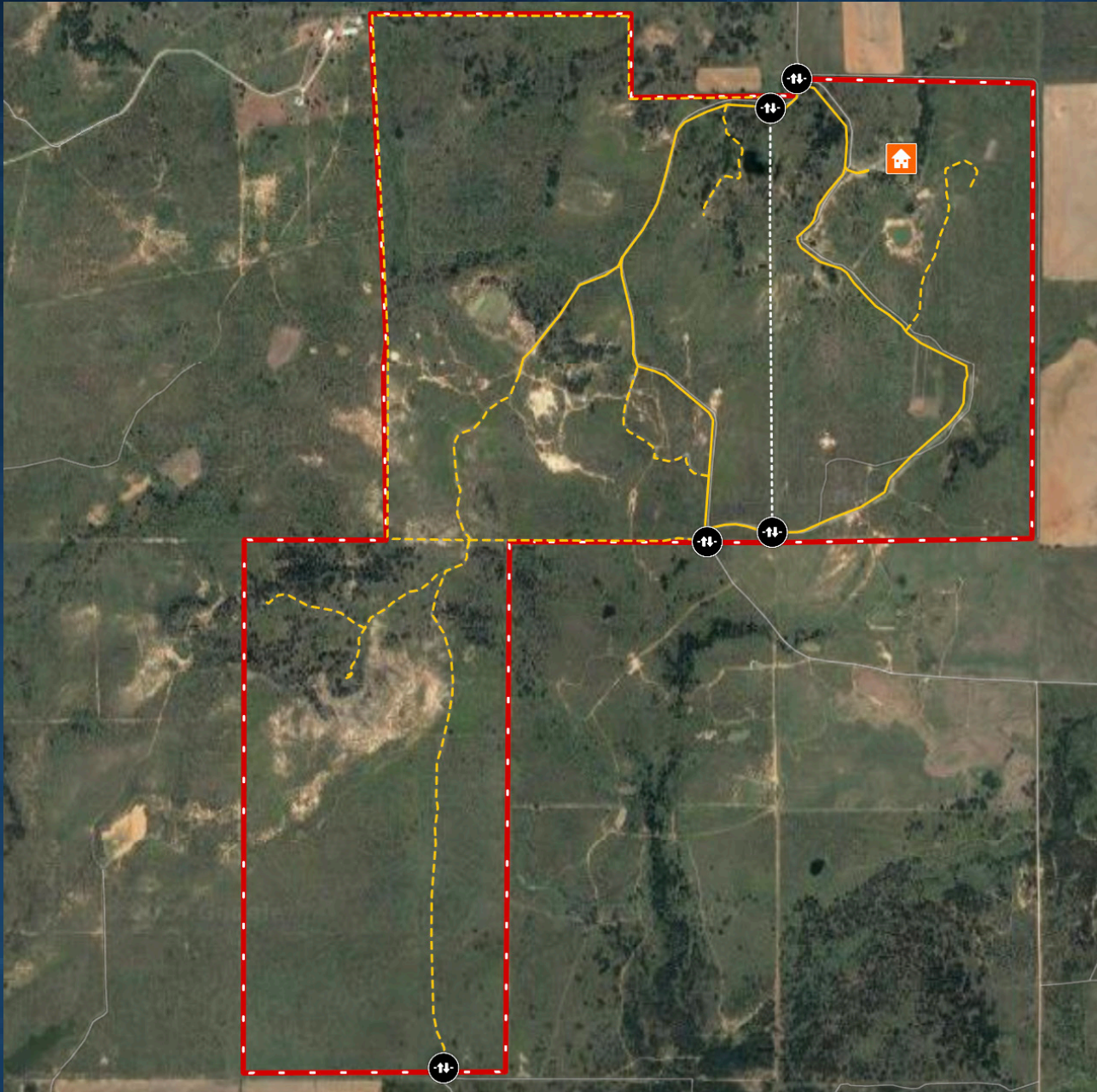
Grazing: The ranch has an abundance of native grasses and should support around 90-120 animal units as a cow/calf operation.

Oilfield: There are a number of active wells on the ranch that are fairly concentrated in a single area. No wells are close to the lodge and pumpers access the ranch via a separate entrance on the south side of the ranch.

Local Information/History: Crooked Horn Ranch is located between Newcastle and Olney in an area rich with history. The legendary Goodnight-Loving Trail began just a few miles south of this ranch. The town of Olney has a population of about 3,300 people and a local grocery store. Many more options for dining and shopping can be found in Graham (pop. 8,900), which is about 20 minutes from the ranch.

Taxes: The ranch is assessed under a wildlife management valuation. Annual taxes are approximately \$4,600.

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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.



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