

# REPUBLIC RANCHES<sup>LLC</sup>

*Our Legacy is in the Land*

## LAST SPREAD FARM

Cooke County, Gainesville, TX

355 ± Acres | \$7,100,000 | Shown by Appointment Only

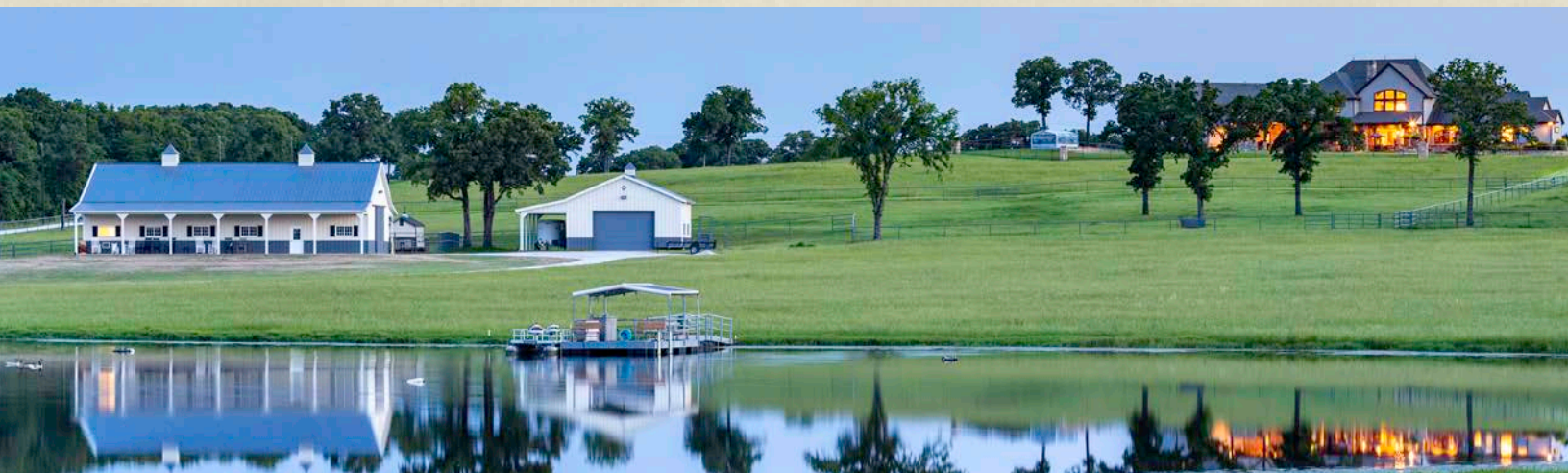


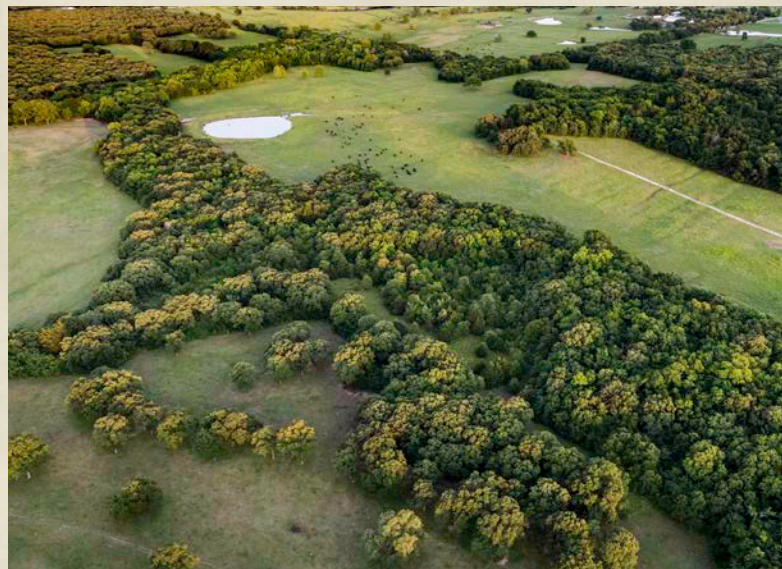
## RANCH LOCATION



The Last Spread is a multi-use showplace farm located in heart of the North Texas Horse Country. This farm's 355 acres offer an appealing combination of pristine Cross Timbers hardwoods and highly improved rolling pastures. A top-end luxury home, stylish Morton Buildings and well-maintained John Deere equipment complete this fully turn-key property. The Last Spread Farm radiates class and it's obvious that a great deal of care has gone into building and maintaining it. No corners were cut in building out this premier combination farm—and it shows!

Last Spread Farm is conveniently located only an hour north of Dallas and just a few miles north of Lake Ray Roberts. The farm is about 8 miles southeast of Gainesville, Texas.





Last Spread's terrain is gently rolling with about 60% of the farm being highly improved pastures and hayfields. Roughly 40% of the farm is wooded with a hardwood mix typical of the Cross Timbers ecoregion. Mature pecans and oaks dot the manicured pastures adding to the scenic appeal of this exceptional North Texas farm. Wolf Creek, a medium-sized creek, runs through the ranch on its way to Lake Ray Roberts.

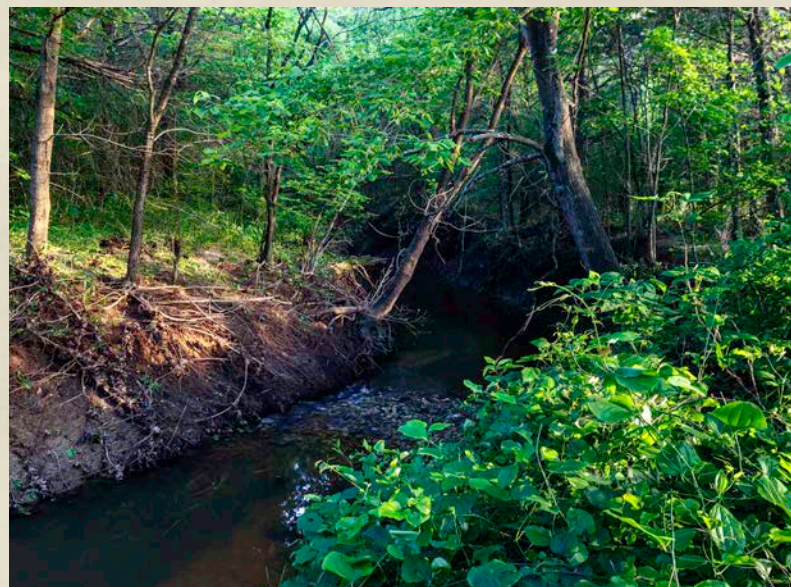
The farm's 9,800 sq. ft. (heated/cooled) home is positioned on a hill overlooking the lake and barns below. Oversized windows, including a unique arched window, take advantage of the home's hilltop position and offer sweeping views northward across the farm. This gorgeous custom home was engineered to stand the test of time and its beauty can be found in the details. The defining characteristic of this home is its attention to both aesthetic and structural detail.



Mountain Springs Water Company provides water for the home. Additionally, the farm is serviced by a 660 foot deep water well with a 5" casing. The flow rate is about 18 to 25 gallons per minute. A new pump was installed in October of 2017. A heated closet located in Barn #3 houses two 50-gallon pressure tanks. Furthermore, 3,000 feet of 1.5-inch water lines bring water to the pastures. The line volume equates to roughly 280 gallons of stored water at 60 pounds of pressure. The well-engineered water line network brings clean water to six concrete water troughs with automatic fillers.

The home overlooks the farm's largest pond at the bottom of the hill and adjacent to the barns. This 5-acre pond has a floating dock, 3 fish feeders and 4 electric aerators. It was constructed for a high volume to surface area ratio which helps minimize evaporative loss. Approximately 70% of the pond is 14-15 feet deep and is well stocked with largemouth bass, crappie and sunfish.

Four smaller ponds, one stocked with channel catfish, provide abundant water to the farm's pastures. The tree-lined Wolf Creek runs through the ranch. Two excellent concrete crossings with culverts ensure full access to the east side of the farm.



## IMPROVEMENTS

Last Spread Farm was built with quality in mind and the barns, fences and pens are top class. All of the barns are color-matched Morton Buildings that are rated for 100 mph wind. The barns and associated improvements were constructed in 2009 and 2010. The pipe fences on the farm are super premium quality and utilize expansion gaps to prevent cracking or damage due to temperature fluctuations. The pipe fence has been painted with an ultra durable and attractive automotive paint that resists sun fade.

### Barn #1

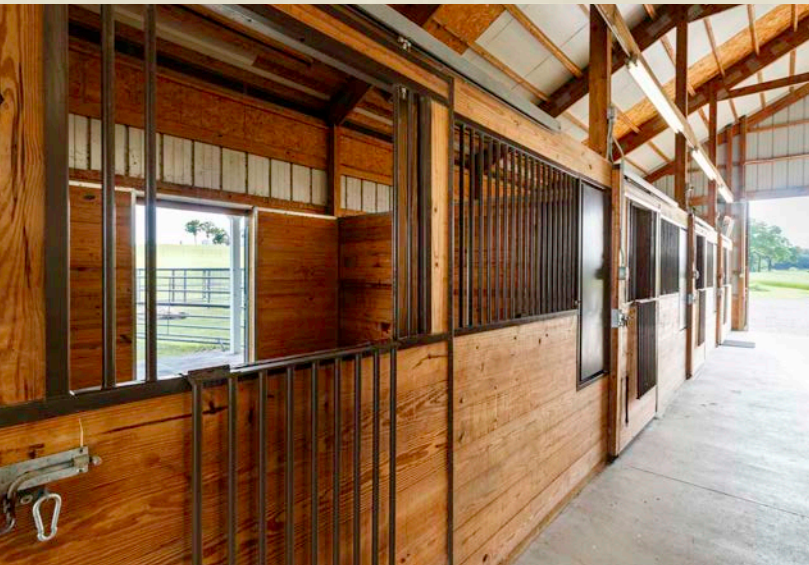
- 72' X 40' horse barn with over hangs on both sides
- Four 12' X 12' stalls with Nelson watering system and swing out feeders
- Insulated kitchen, bathroom and tack room with AC and heat
- 3 horse paddocks
- Horse restraining chute and wash station on concrete with rubber mats

### Barn #2

- 60' X 42' X 15' with overhangs on south side and rear of barn
- 2 large stalls measuring 12' X 20' at rear of barn

### Barn #3

- 30' X 45' repair shop with overhang on east side of barn
- Location water well pump house



## IMPROVEMENTS



### Working Pens

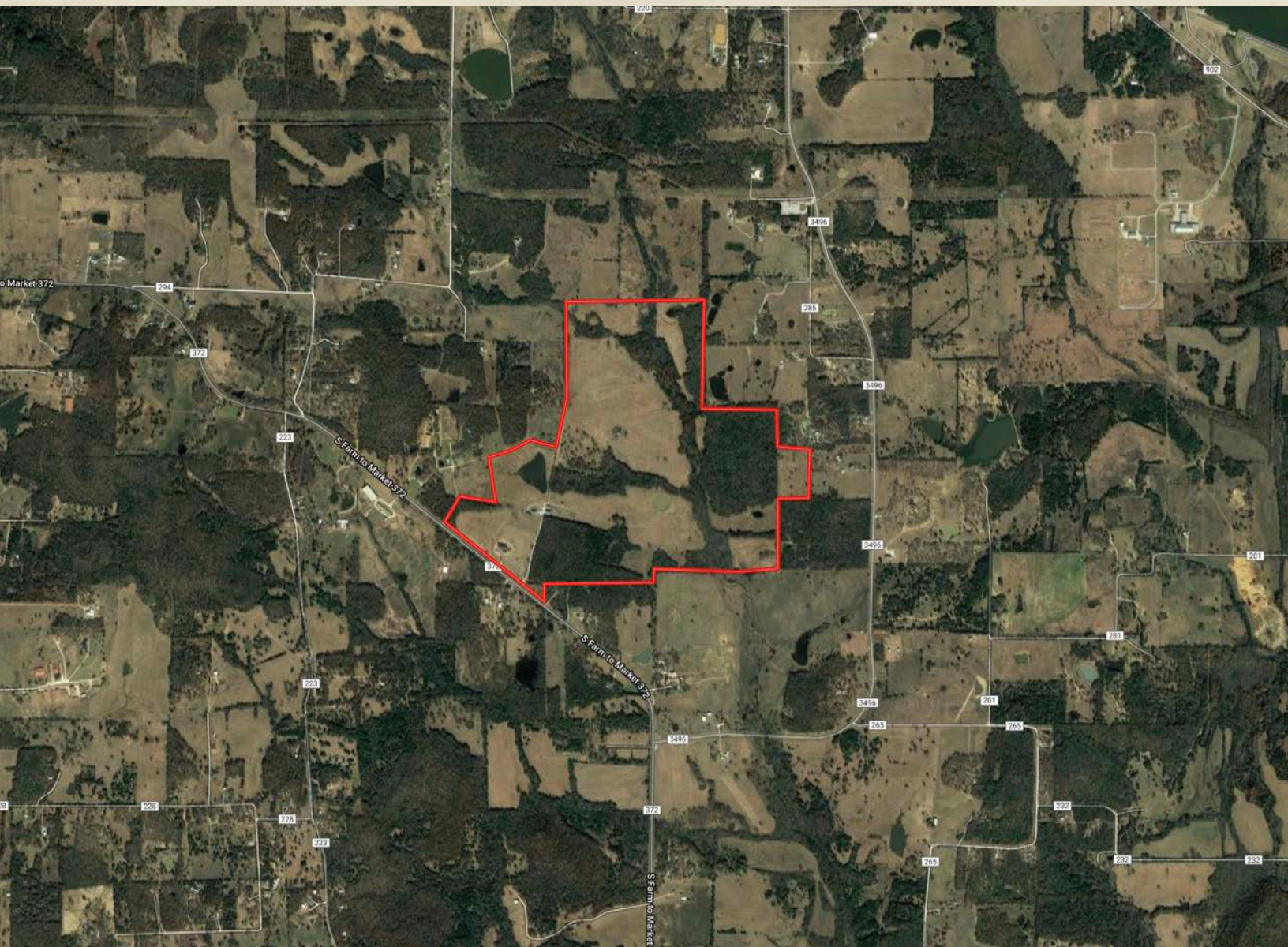
- One acre pipe corral
- Three holding pens and 2 larger pens
- Alleyways lead to a concrete floor working area with a Silencer Hydraulic squeeze chute. The squeeze shoot area is covered and well lit.

### Equipment Included with Turn-key Farm Sale:

- 2008 John Deere 6430 Premium 115 horsepower tractor with approximately 2,896 hours
- 2013 John Deere 5100E 100 horsepower tractor with approximately 653 hours
- 2013 John Deere 569 mega wide baler which has made 1,500 bales and has recently had an overhaul
- 2010 John Deere Gator
- 2011 John Deere Gator
- 550 gallon and 2 350 gallon fuel tanks on concrete with electric pumps
- 70 degree load out chute



Some minerals are available with an acceptable contract.



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## 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

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Date



