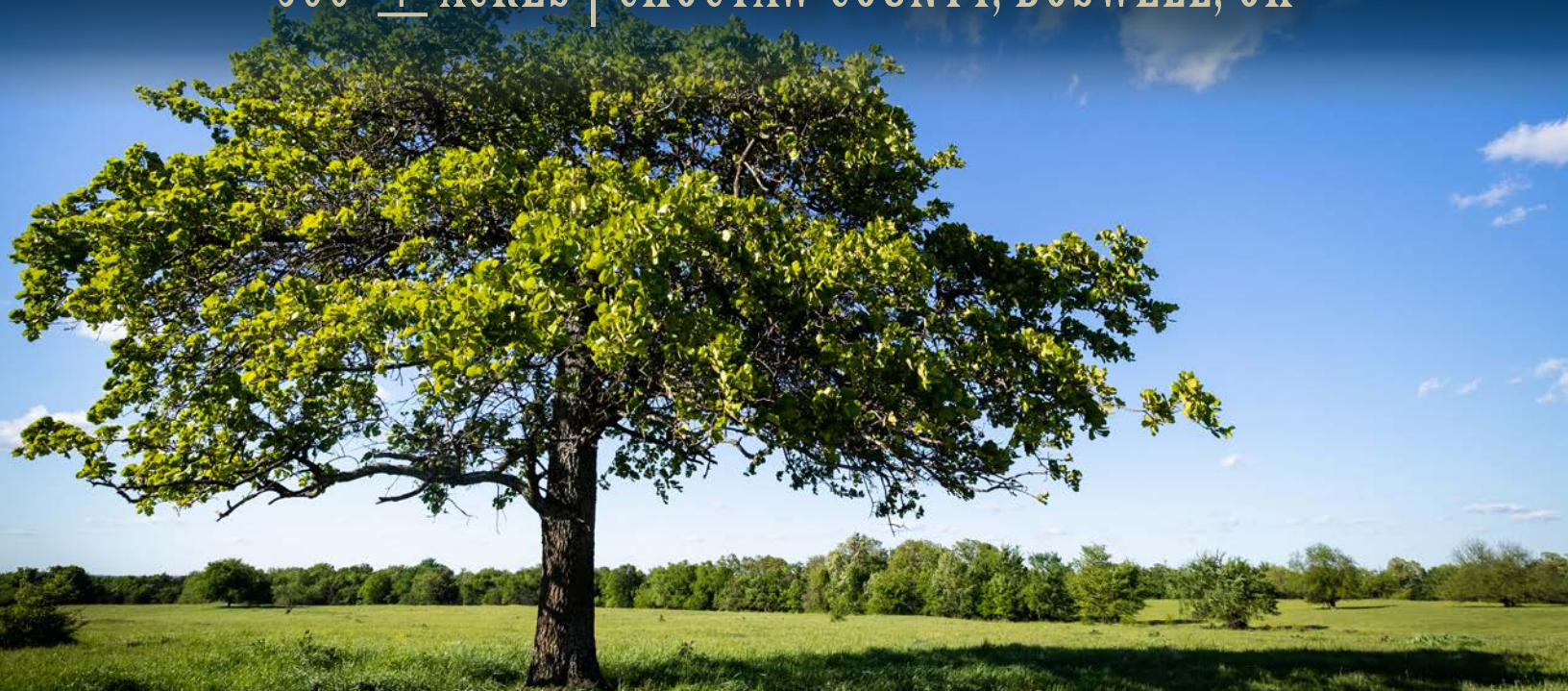




BOSWELL RANCH

560 ± ACRES | CHOCTAW COUNTY, BOSWELL, OK



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REPUBLIC RANCHES L.L.C.

Our Legacy is in the Land

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An aerial photograph of a large, green rural property. In the center, there is a large, light-colored barn with a blue roof. To its left, there are several smaller buildings and a few trees. A winding dirt road or path runs through the fields. The landscape is mostly flat with some gentle slopes, and the grass is a vibrant green. In the background, there are more fields and a line of trees under a clear sky.

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: \$1,600,000



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 2.75 bales/acre which can be improved 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.

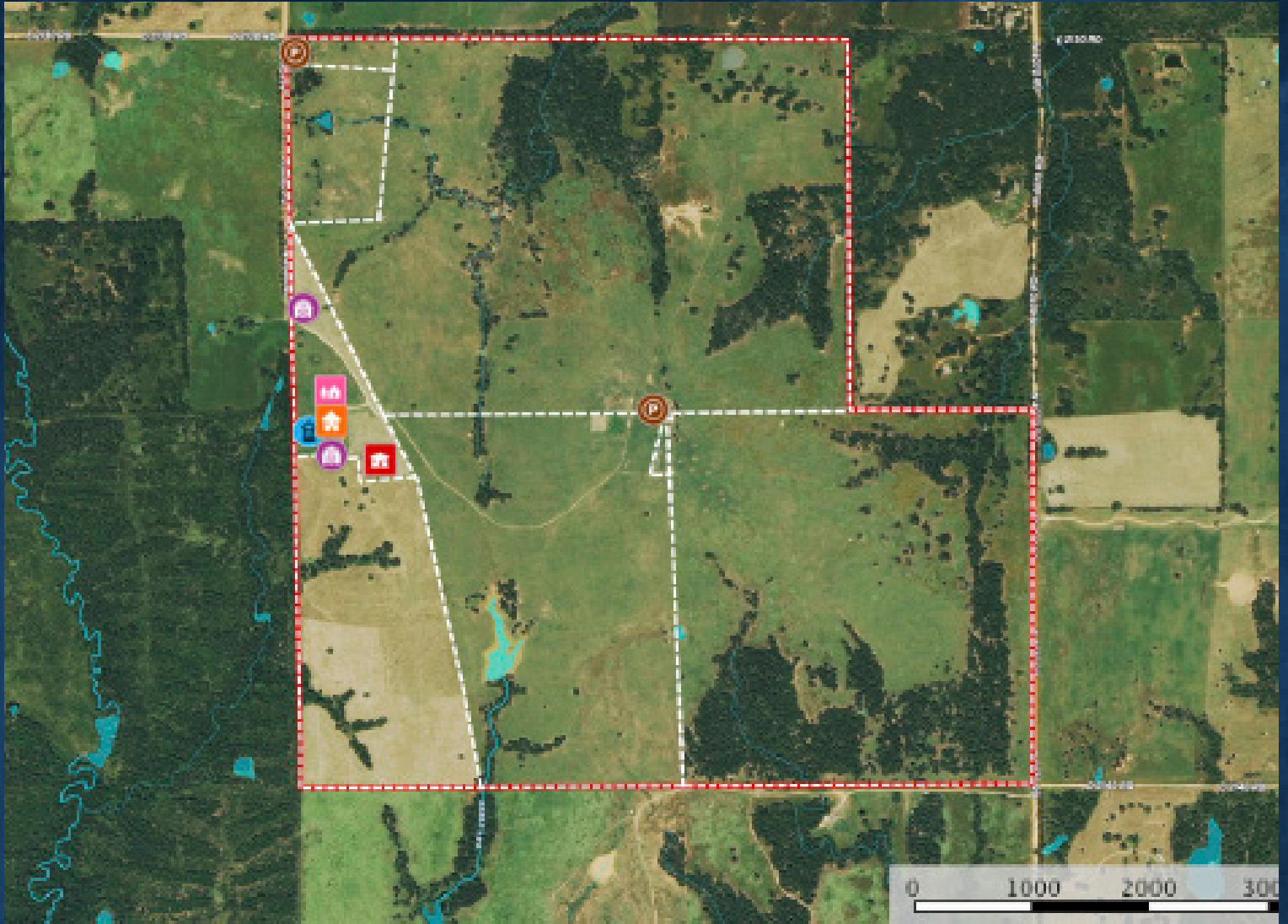
Location: The Boswell Ranch is located 10 miles south of Boswell Oklahoma in the southwest portion of Choctaw County. The property is just over 2 hours from Dallas, 2.45 hours from Tulsa, and 3 hours from OKC. The ranch can be accessed from N 4060 Rd and also N 4070 Rd.

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



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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.