

REPUBLIC RANCHES LLC

Our Legacy is in the Land



DOUBLE S RANCH

Texas County, Texhoma, OK

4,720 ± Acres | \$4,672,000 | Shown by Appointment Only



Texas County



Finest quality black angus cows



**Sand Creek and Beaver River
dry creek systems**



Central part of Oklahoma panhandle



White-tailed deer and bobwhite quail

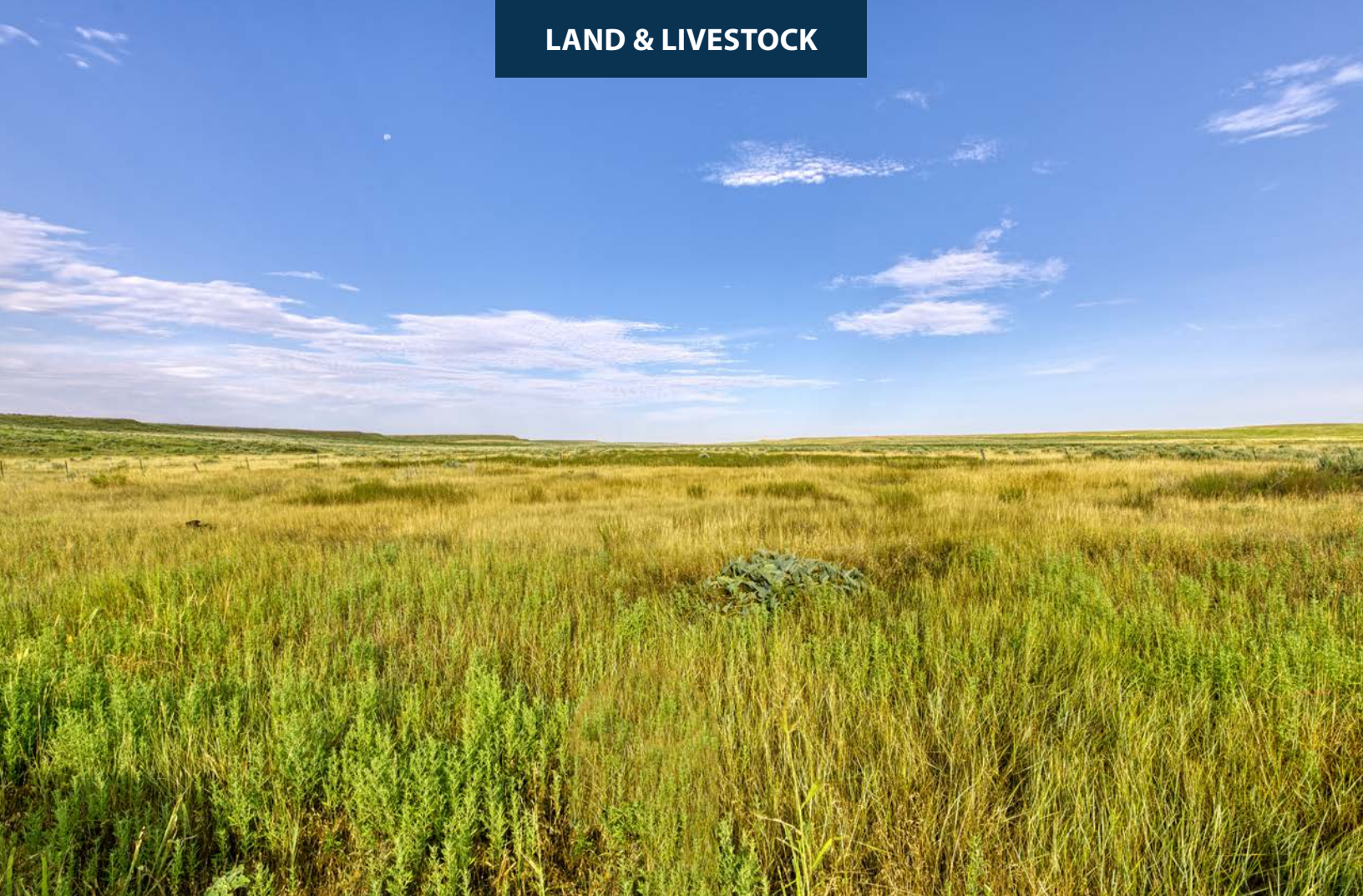


Rolling vistas and expansive terrain



The Double S Ranch has been in the same family for 110 years. This historical and productive short grass ranch is in the south central part of the Oklahoma panhandle, with a headquarters tucked away on the leeward side of a beautiful bluff overlooking it all. The Double S is a carefully-managed ranch that has been producing some of the finest quality black angus cows for over 20 years, and served as home to a variety of healthy wildlife species. It has the rolling vistas and expansive terrain expected in this high plains area of western Oklahoma, with the addition of dynamic topography and diverse habitat from the Sand Creek and Beaver River dry creek systems.

The ranch is located between Dalhart, Texas and Guymon, Oklahoma and just north of the state line across from Stratford. It is west of FM 95 in the southwest part of Texas County, which is bounded on the north and south by Kansas and Texas.



In addition to the deeded acreage, the ranch currently also leases approximately 2,469 acres from neighboring ranches and also the state. See highlighted areas shown on the map. All parcels (deeded and leased) are adjacent, except for approximately 320 acres about one half mile down the road. The property is generally rolling hills with dynamic drainage breaks with cottonwood, hackberry, elm and willow trees. Typical cover for this high plains region of the great plains include various native grasses, gramma and some bluestem.

Ranch management has been careful not to overgraze the range conditions, and the ranch has historically carried about 200 cows (on deeded and leased acreage combined). The bulk of supplemental feed is stored in an on-site silage pit, with the ranch using approximately 650 tons per year. The pens, fences and cross fences are in good working condition.



WATER

There is productive ground water in this specific region with a lot of irrigation nearby. The Double S has approximately 4 operating windmills, 2 submersible pumps in the pasture, and 3 submersible pumps at the headquarters. Water well depths in the area range from 20' -120' and they flow at approximately 2-5 gpm. The ranch receives an average of 16-18" of rainfall annually.





Wildlife on the ranch is abundant, with a healthy population of bob white quail across the ranch, pronghorn antelope, and mule deer and whitetail deer that find sanctuary in the intermittent creek system breaks and cottonwood areas.

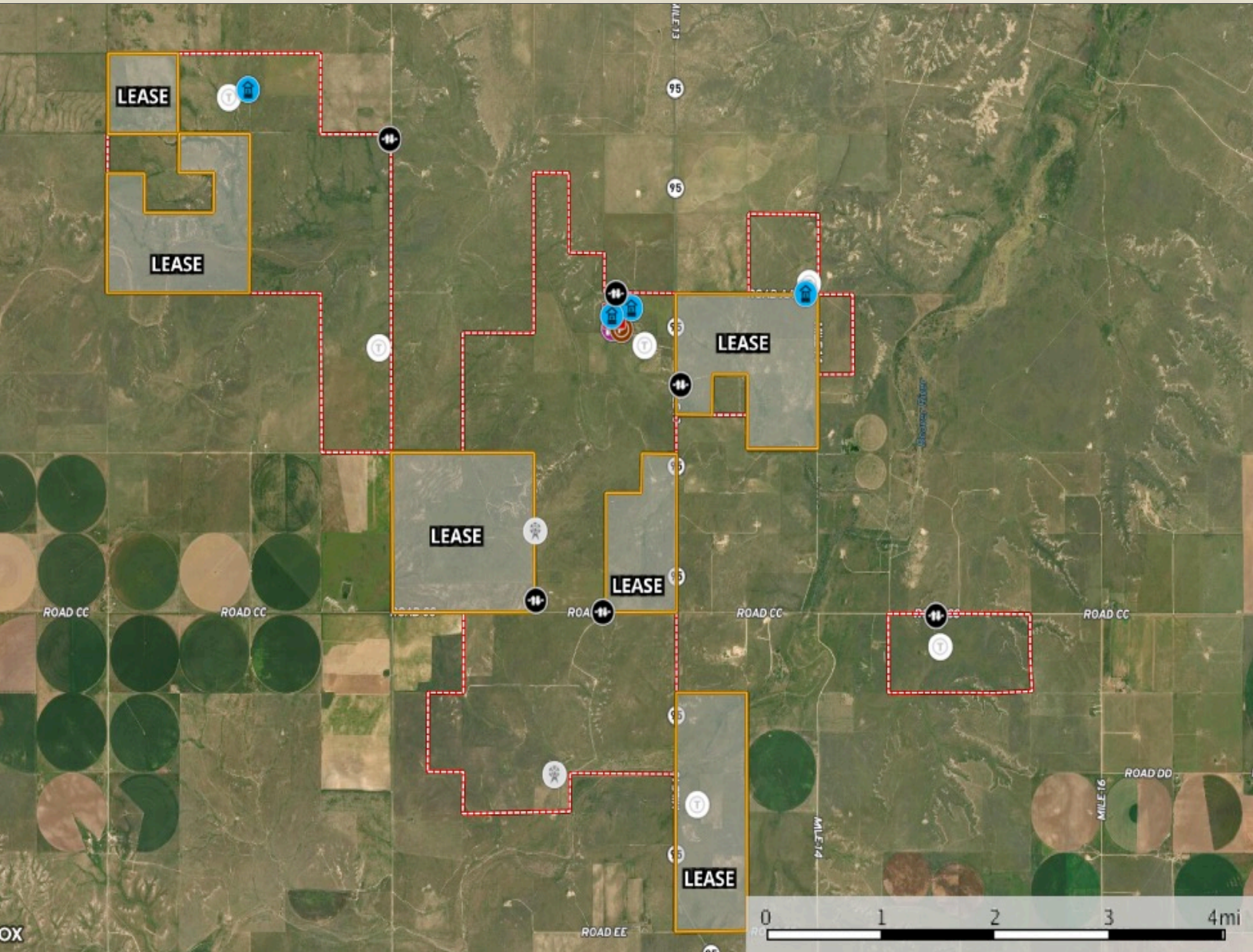


IMPROVEMENTS

The headquarters on the main ranch include an older brick home centered around an original dugout which is the home's current basement, 1 workshop in excellent condition, 1 new barn, and a good set of pens.



A portion of the mineral estate sale is available with an acceptable contract. Please ask broker for details. There is very little current production.



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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; Colorado; Louisiana; Arkansas; 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, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana 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. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.



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

