

REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land

DKH INVESTMENT RANCH

2,807± Acres | \$22,459,040 | Wise County, Bridgeport, TX

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DESCRIPTION

The DKH Ranch is an outdoorsman's paradise located just minutes from Bridgeport, Texas and represents the rare opportunity to own a large ranch within an hour of the DFW metroplex. Coming in at the 4th largest ranch in Wise County, this ranch offers an amazing investment opportunity in the desirable area of fast-growing Wise County where development and population numbers are booming. The 2,807-acre property has been in the same family since the 1930s and boasts an abundance of wildlife with conservation at the forefront. Whether you are a hunter or an investor this ranch offers something for you.

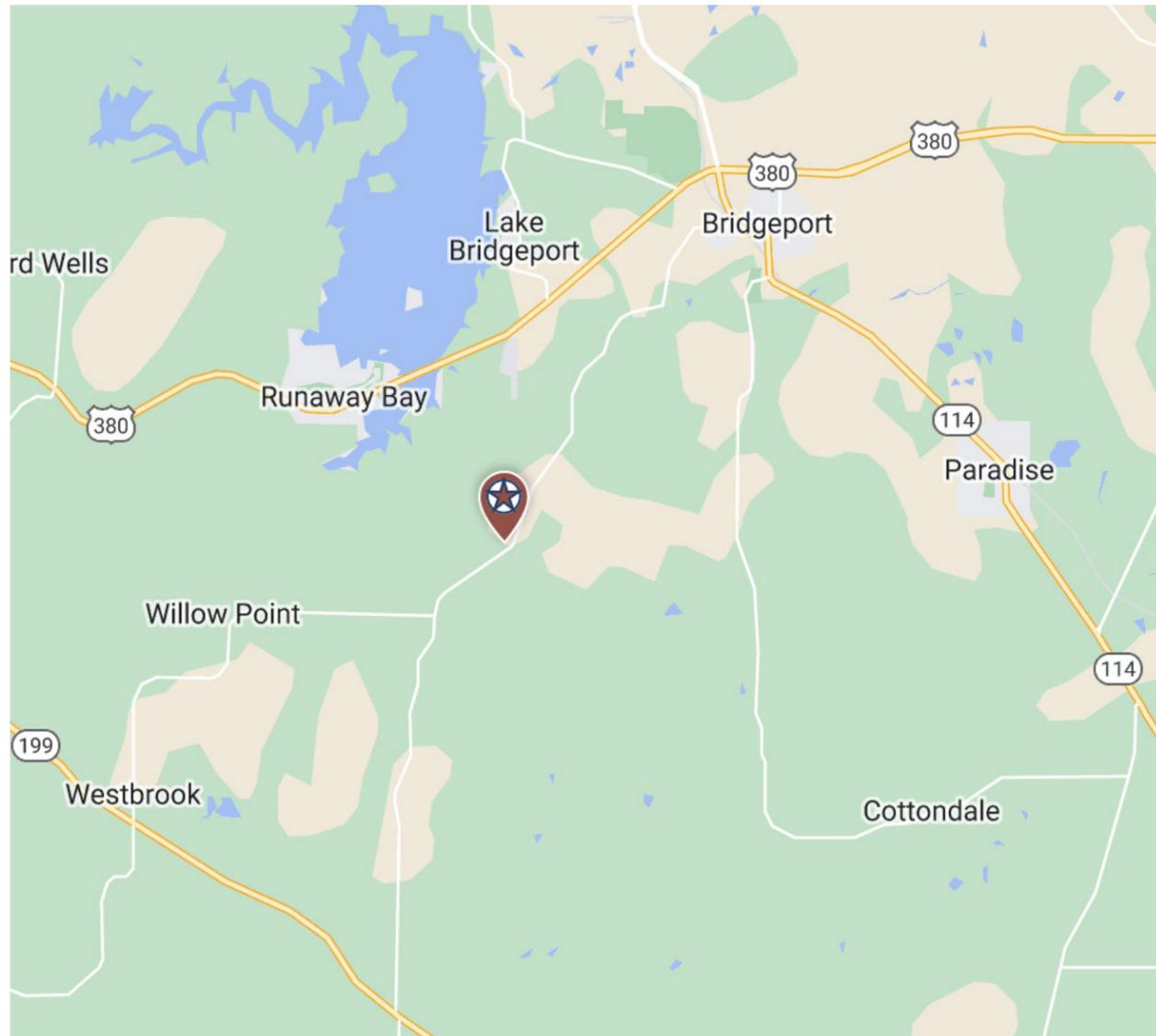
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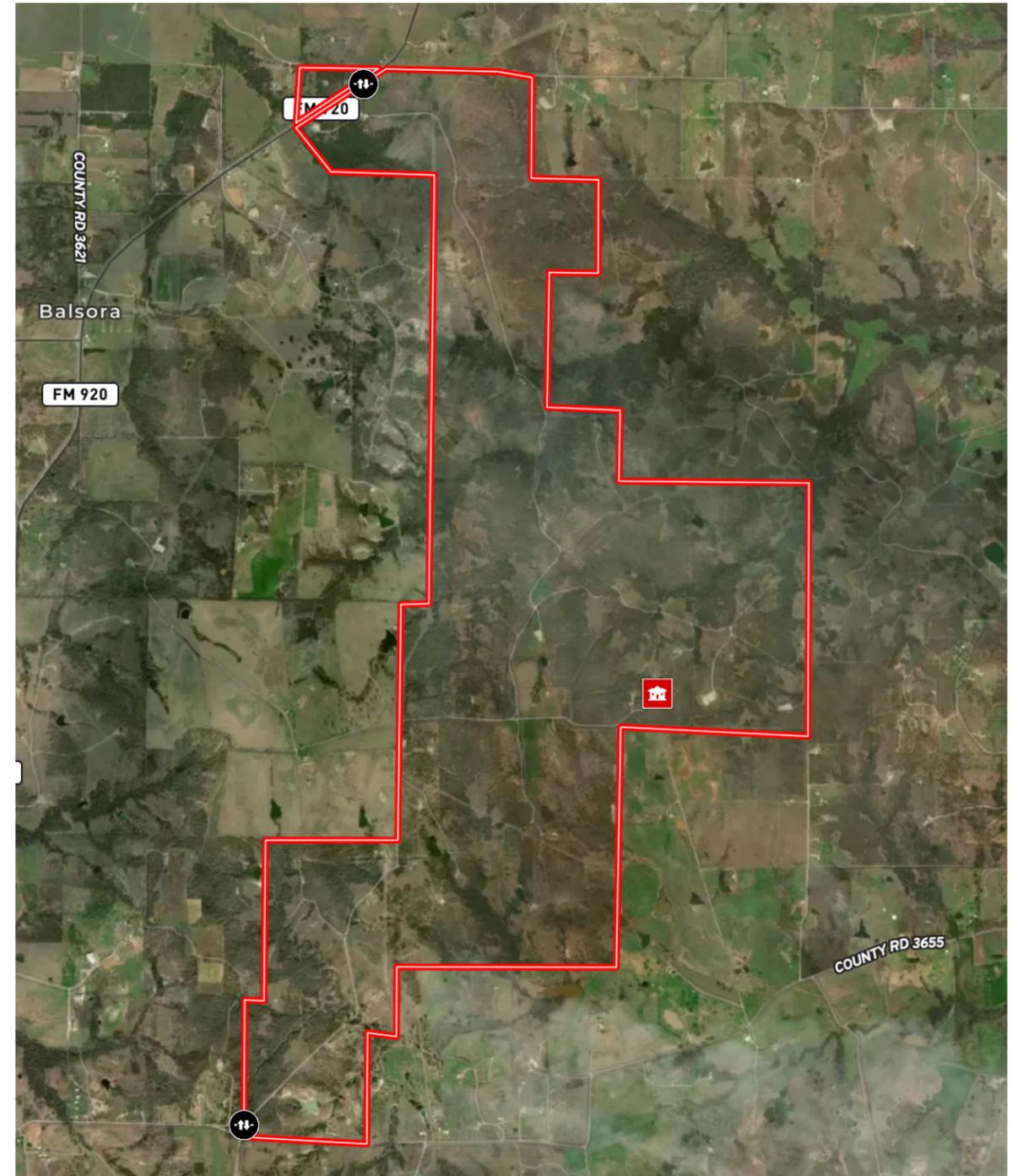
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LOCATION

The ranch is located in southwest Wise County on FM 920 between Bridgeport and Stringtown and is also accessible from County Road 3655. It is 25 miles north of Weatherford, and about 35 miles from either Denton or Fort Worth.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The ranch has both flat and undulating terrain and is comprised largely of wooded areas with natural openings that hold native grasses. The vegetation is thick throughout portions of the ranch, with a mix of live oak and mesquite trees creating phenomenal bedding for wildlife. Some sections have been thinned, while others have benefited from a controlled burn.

WILDLIFE

There is an abundance of deer and turkeys found on this ranch with a very high success rate shared among hunters. The ranch has been enrolled in the Texas Parks and Wildlife MLD program since 2018 and this has created some of the best deer hunting imaginable in this part of the state. Each year, 150+ class deer are harvested from this ranch and in 2017 there were an estimated 400 deer on the property.

The ranch has been in the harvest option for 4 years; last year, the ranch adopted the conservation option. Last year the biologist recommended the harvest of 30 deer (11 bucks and 19 antlerless). Because of the MLD program, hunters are allowed to harvest deer starting before the regular state season starts and after it ends.

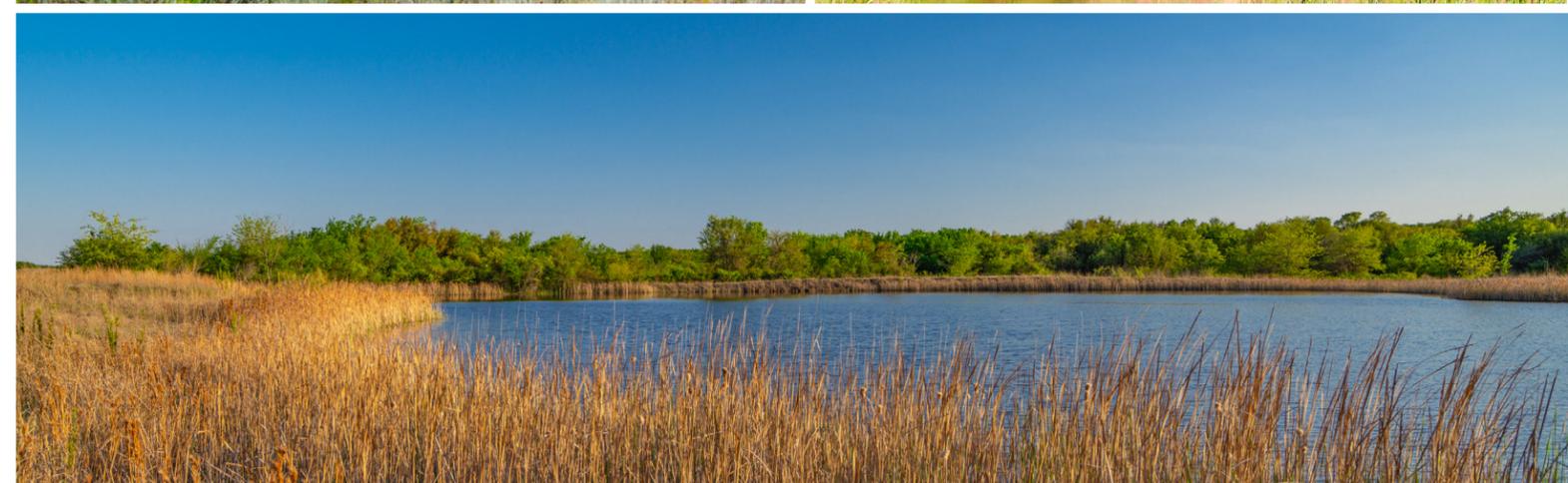
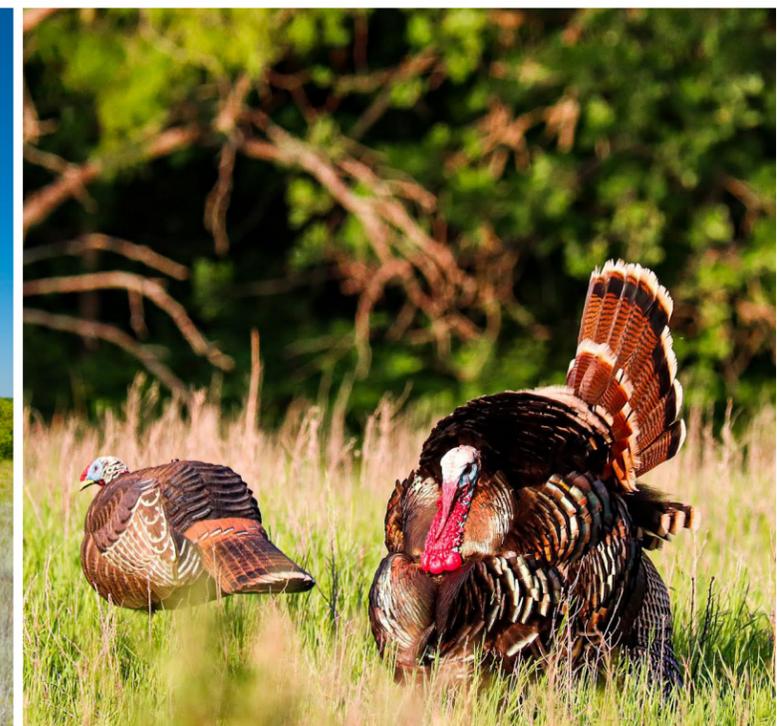
Feral hogs are also found on the ranch but due to management efforts the numbers have decreased significantly. Due to the ranch's proximity to Lake Bridgeport, the waterfowl hunting remains consistent each year. The most common ducks found on the property are gadwall, widgeon, teal, pintail, mallards, and ring necks. The dove hunting is good, with consistent birds each year.

WATER

The ranch has a total of 10 ponds located across the property as well as multiple seasonal creeks which provide good habitat and a few excellent locations for the creation of a duck marsh. The 2 largest are about 4 acres and have consistently held water even through droughts.

The ranch sits over the Trinity Aquifer where most well depths are around 200 feet and produce an ample amount of water. The ranch has 5 water wells on the property. Two wells serve the main house, while on the north side of the property near the older house, there are an additional two. The condition of these two wells is unknown. The third is a solar well in the middle of the property at 260 feet producing over 10 gallons per minute.

There is a 16" waterline on FM 920 (Walnut Creek Special Utility District) that should be considered for future development potential.



IMPROVEMENTS

The ranch boasts a custom 6,058 square-foot house with breathtaking sunset views from the porch. With 5 spacious bedrooms and 5 1/2 bathrooms, there is ample room for guests and families alike. A large family room with high ceilings provides an inviting environment for fellowship after a long day in the field. The house features a basement as well as ample storage areas. On the south end of the ranch, there is a covered 500-yard shooting range.

The main roads on the ranch are paved with a caliche road base, providing easy access around the ranch. Most trails are cleared and accessible by four-wheel drive, with others needing a UTV/ATV to access. Most of the perimeter fencing on the ranch is in working shape.

On the north side of the ranch, there is a 1950s-built, 1,247 square foot house and while the house is currently not livable, it is structurally sound. There is electricity and water in this location. With some renovations, this would make an excellent ranch manager's house.

TAXES

The ranch is classified in 1D1 status with a wildlife exemption.

ELECTRICITY

There is electricity available to both of the houses.

EASEMENTS

There is a 138 KV overhead power transmission line owned by Oncor that runs on the southern portion of the property and there are also buried natural gas pipelines owned by Enlink Midstream Services present on the property.

SURVEY

The ranch has recently been surveyed.





Information About Brokerage Services

11-2-2015

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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