



# SOUTHWEST RANCH & FARM SALES PRESENTS



## Hilliard Hunting Ranch with Lodge

1270 Acres Texas Ranch on the Red River  
Bagwell, Texas ~ \$8,900,000

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# Property Description

**1270 ± Acres Hilliard Hunting Ranch For Sale, Bagwell, TX, Red River County.**

**Acres:** 1270 ± Acres.

**Price:** \$8,900,000.

**Terms:** No owner financing.

**Location:** Bagwell, TX, Red River County. Approximately two hours northeast of the Dallas Metroplex.

**Comments:** 1270 +/- Acres of sportsman's paradise with one mile of frontage on the Red River. Numerous sloughs, food plots, feeders, blinds, and hunting lodge. Hunting includes trophy whitetail deer, wild hogs, squirrels, and phenomenal duck and goose hunting on the numerous sloughs. Fishing is also outstanding in the Red River and oxbow sloughs.

## **Improvements:**

The hunting lodge which will sleep up to 20 people comes completely furnished.

State of the art kitchen equipment will remain, as well as a large generator that supplies the lodge should electricity go off.

An elevator accesses the second floor, if needed.

Downstairs there is a large kitchen and extra-large den with a fireplace and meeting area.

The lodge has a total of six bedrooms, nine full bathrooms, and two half baths. Bedrooms have fourteen bunk beds, and three king size beds.

Upstairs there are two master suites, a full kitchen, a large den with fireplace, utility room, storage closet, and balcony.

Each of the bedrooms has its own air and heat unit and controls, as do the kitchens and dens.

**Water:** There are two water wells on the ranch supplying more than ample supply of water. There are sloughs and Red River frontage.

**Terrain:** This Texas hunting ranch is mostly level, tree covered Red River bottom land. There are many openings for food plots.

**Game:** For the hunting enthusiast, you will find whitetail deer, wild hogs, duck and goose hunting at its best. There is great fishing in the Red River and the sloughs.

**Directions:** 26343 FM 410 N, Bagwell, TX 75436. Coordinates: 33.9261, -95.1399.

*When buying property offered by Southwest Ranch & Farm Sales, the buyer's agent, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in real estate commission. If this condition is not met, fee participation, if any, will be at sole discretion of Southwest Ranch & Farm Sales.*

**For more information on this Texas Hunting Ranch with lodge For Sale, please contact Southwest Ranch & Farm Sales, Jim Long (972) 679-7070.**

## Bagwell, TX Weather averages

| <u>Month</u> | <u>High / Low (°F)</u> | <u>Rain</u> |
|--------------|------------------------|-------------|
| January      | 55° / 35°              | 5 days      |
| February     | 58° / 38°              | 4 days      |
| March        | 68° / 47°              | 6 days      |
| April        | 74° / 53°              | 6 days      |
| May          | 81° / 62°              | 6 days      |
| June         | 90° / 70°              | 5 days      |
| July         | 94° / 73°              | 4 days      |
| August       | 94° / 73°              | 3 days      |
| September    | 88° / 66°              | 4 days      |
| October      | 77° / 55°              | 4 days      |
| November     | 66° / 45°              | 5 days      |
| December     | 58° / 37°              | 5 days      |

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Source: NOAA

**Bagwell, TX** has a humid subtropical climate, characterized by hot and humid summers and mild winters with occasional cold snaps. Summers in the area tend to be long and hot, with temperatures often reaching into the 90s Fahrenheit or higher. During the winter months, lows can dip into the 20s Fahrenheit. Rainfall is fairly consistent throughout the year, although it tends to be higher during summer months due to monsoonal patterns. Overall, Bagwell has a pleasant climate that is suitable for outdoor recreation activities such as fishing and camping.

On average, there are 217 sunny days per year in Bagwell .

Bagwell gets some kind of precipitation, on average, 87 days per year.

**Summer High:** the July high is around 92 degrees

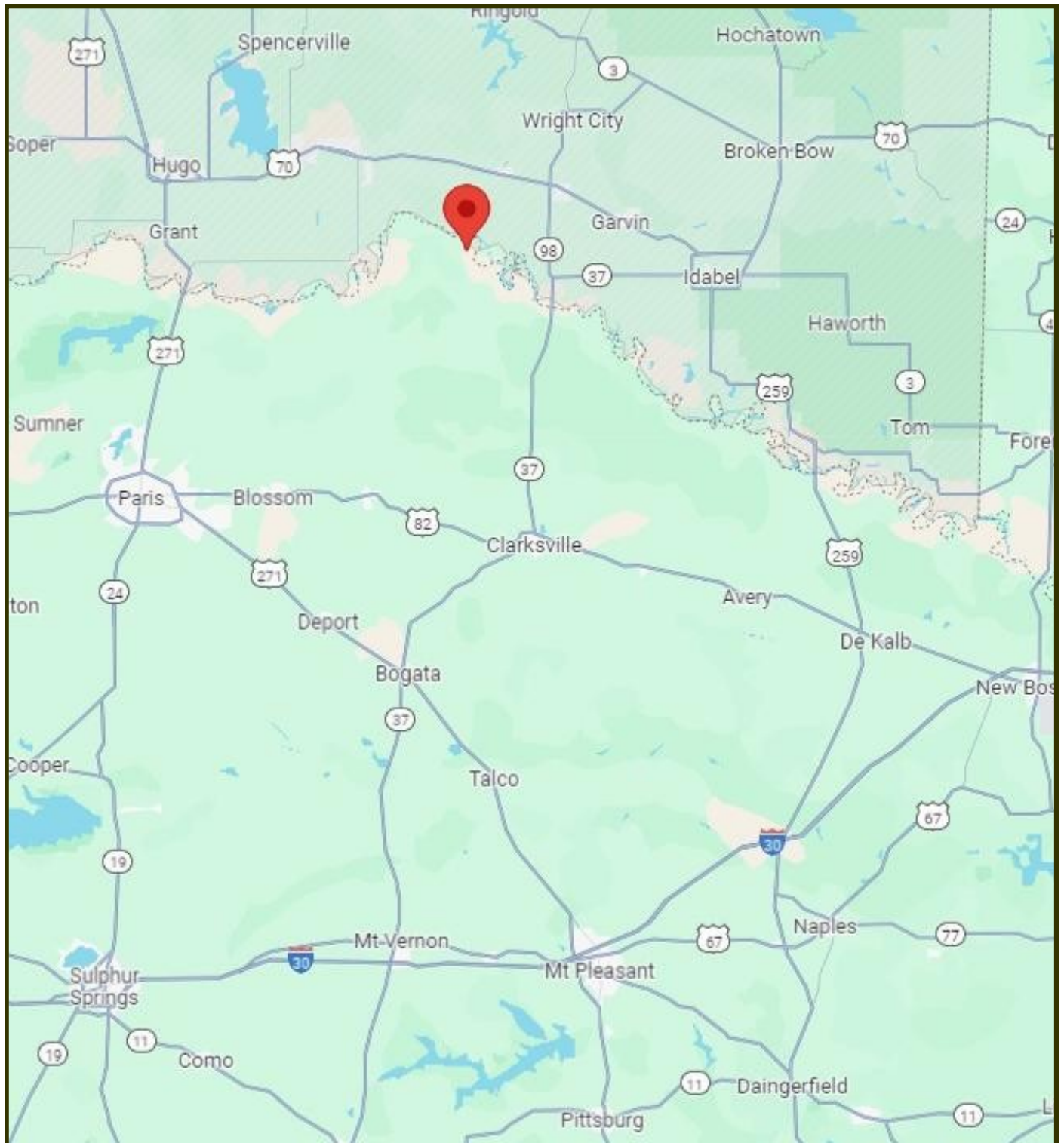
**Winter Low:** the January low is 29

**Rain:** averages 51 inches of rain a year

**Snow:** averages 1 inches of snow a year

Source: <https://www.bestplaces.net/climate/city/texas/cumby>

## 1270 +/- Acres Hilliard Ranch Location



Latitude: 33.9261 Longitude: -95.1399



# 1270 +/- Acres Hilliard Ranch Aerial Map



















# ***Ranch and Farm Sales with a Difference***

**Southwest Ranch & Farm Sales; Your Experts in Ranch Real Estate**



**Jim Long**

Jim Long grew up in Mt. Vernon, Texas and has lived in East Texas all his life. After graduating from The University of Texas in Austin, he and his wife, Sara, moved to McKinney and have lived there ever since.

Jim began selling real estate in 2000 and received his Texas broker license in 2004 and his Oklahoma broker's license in 2005. He grew up in a family that raised cattle and continues to raise cattle himself.

The dynamics of land have changed drastically in the last 10 years, especially the value. Staying abreast of the market is crucial in our business and we make every effort to be the most knowledgeable company out there.

Jim Long is a licensed Real Estate Broker with the Oklahoma Real Estate Commission and Texas Real Estate Commission.

***Cattle Ranches, Farm Land, Hunting Properties, and Recreational Properties, 1031 Exchanges.***

***Call us at (972) 542-8511  
or check out our website at [www.swranchsales.com](http://www.swranchsales.com)***





## 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 sponsored by a broker 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 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. 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### 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.

|                                                                       |             |                      |              |
|-----------------------------------------------------------------------|-------------|----------------------|--------------|
| Southwest Ranch & Farm Sales                                          | 414949      | jim@swranchsales.com | 972-542-8511 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                | Phone        |
| James D. Long                                                         | 481996      | jim@swranchsales.com | 972-542-8511 |
| Designated Broker of Firm                                             | License No. | Email                | Phone        |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                | Phone        |
| Sales Agent/Associate's Name                                          | License No. | Email                | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date