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WASHITA RIVER HUNTING RANCH, TEXAS | \$4,760,000

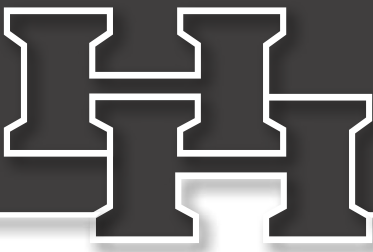


EXECUTIVE SUMMARY

Washita River Hunting Ranch is a premier 5,771± acre hunting property in the eastern Texas Panhandle that has been intensively managed for wild quail for almost 20 years by native Oklahoman and quail enthusiast Mal Mixon. The ranch features a broad fertile valley along year-round live water via the headwaters of the Washita River. Elevation change is approximately 200' from the tall grass prairie on the north end of the ranch to the river bottom. Although managed primarily for quail by longtime current ownership, the property has large numbers of whitetail deer with big-bodied Kansas strain genetics, as well as Rio Grande turkey and waterfowl along the river. The property has good interior roads and quail "courses" to approximately 100 feeders strategically scattered throughout the ranch. The Washita River Hunting Ranch is offered separately and in conjunction with the 3,112.5 acre Elm Creek Ranch located approximately 50 minute south, near Shamrock in Collingsworth County. The offering is surface only and is subject to a conservation easement in favor of the Nature Conservancy. Contact broker for details.



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A full disclosure of our agency relationships is included herein as well as in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.



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JUST THE FACTS

- 5,771.46 acres in Hemphill County, Texas.
- Live water and fertile bottom land along the Washita River.
- Approximately 200' of elevation change.
- Excellent interior roads and quail "courses" with 150± quail feeders scattered throughout the property.
- Rio Grande turkey habitat and hunting along the Washita River.
- Large population of whitetail deer with big-bodied Kansas genetics.
- Surface only, the owner has no mineral interest.
- Offered separately and in conjunction with the 3,112.5 acre Elm Creek Ranch in Collingsworth County.



Intense habitat management and a conservation easement have served to make Washita River Hunting Ranch one of the best quail hunting properties in the Texas Panhandle enjoyed only by family and friends of the owner. In the 2016/2017 season hunters pushed 20+ coveys per day on foot. Numbers are down, as they are statewide, but the property had huntable numbers this past season and conditions are near ideal going into the nesting season. Quail are not the only hunting available at the ranch as whitetail deer are found in large numbers and have been minimally hunted under the current longtime ownership. The wide riparian area and stately cottonwoods along the Washita River are home to large numbers of Rio Grande turkey.

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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 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.

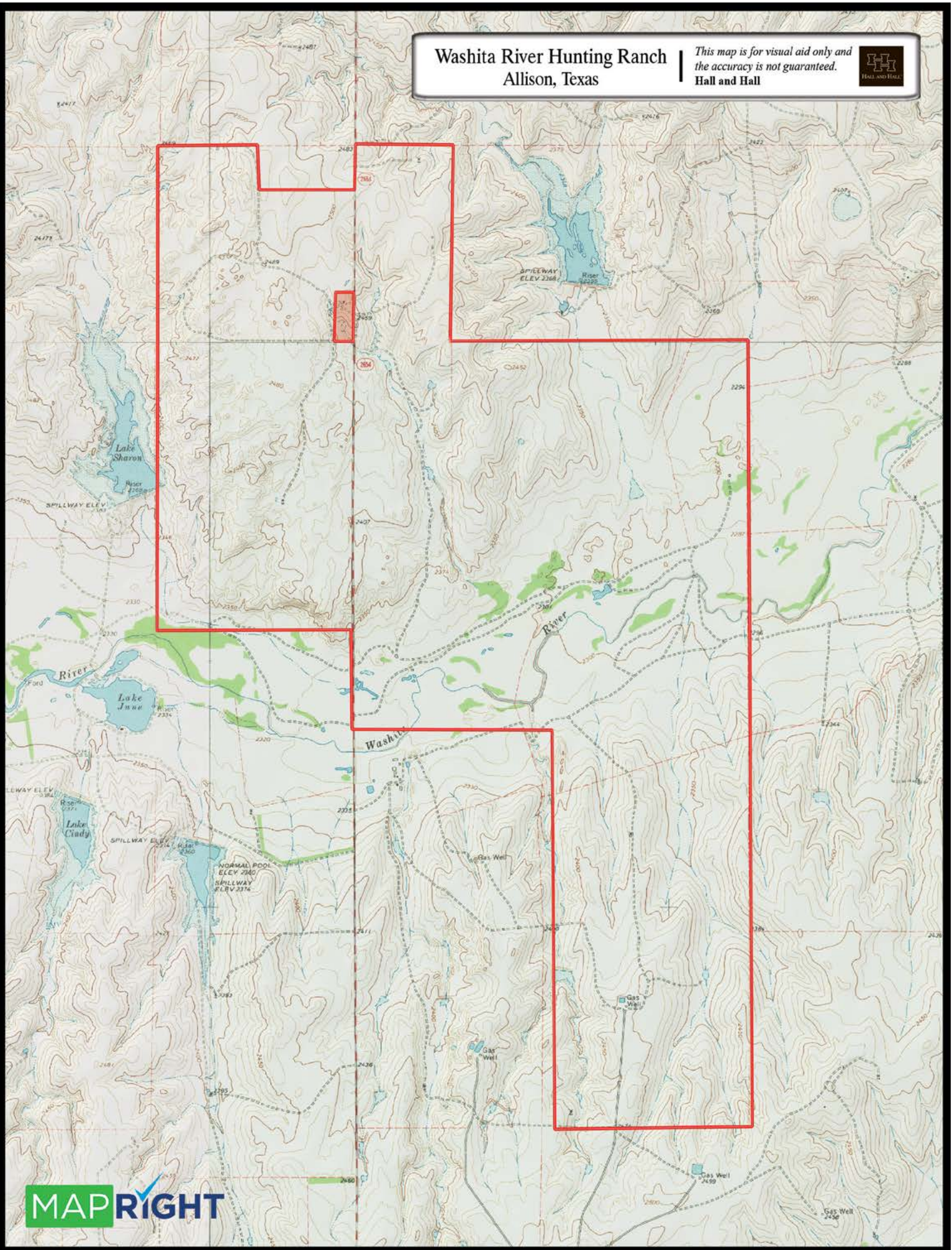
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Buyer/Tenant/Seller/Landlord Initials

Date

Washita River Hunting Ranch Allison, Texas

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Allison, Texas

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