



D BAR RANCH
7,656 ± ACRES | COKE COUNTY, TX

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D BAR RANCH

The historic D Bar Ranch is a magnificent 7,656 +/- acre property in northern Coke County, Texas that has been owned by the same family since the 1950's. The ranch is located within a unique, transitional area that combines aspects of the central Texas hill country, south Texas brush country, and vistas more typical of the west Texas high plains. The Property consists of rugged hills and mesas, thick draws and open meadows, as well as plentiful water features such as ponds, seasonal creeks and windmills. Numerous hilltop vantage points provide stunning views in all directions. The fertile soils support healthy native grasses like little bluestem, hooded windmillgrass, buffalo grass, sideoats grama, hairy grama, green sprangletop, white tridens, Canada wildrye, and many others. Woody plants consist of juniper, shin oak, massive live oaks, cedar elms, groves of post oaks, other big hardwoods, old-growth mesquite, and a diverse selection of other native brush and plants more common to the arid regions of South and West Texas.



★ Coke County

★ 7,656 +/-Acres

★ Low- fenced perimeter

★ Whitetail deer, quail, dove, waterfowl, Rio Grande turkey

★ 9 windmills, 1 solar water well, 2 electric wells

★ 2 stocked ponds with bass and sunfish



Location: D Bar Ranch is located between Abilene and San Angelo, Texas. The closest town to the main headquarters, Blackwell, Texas; is located a few miles east of the ranch's north gate. Blackwell is a quiet town with grocery store, feed store, hardware store, gas stations, post office, restaurants, and other convenient infrastructure. Oak Creek Lake is adjacent to Blackwell and provides great recreational activities. Midland is a 2-hour drive, Abilene and San Angelo are both approximately one hour. The south gate is located closest to the Coke County Seat of Robert Lee; which also has a convenient infrastructure with many amenities.

Improvements: D Bar Ranch headquarters consists of two modest houses (3 bedrooms each) located in the east-central area of the property. Adjacent to the houses are two beautiful ponds encompassing approximately 5 acres stocked with bass and sunfish. Enormous pecan and live oak trees are found throughout the HQ area. A manicured 25+ acre food plot is visible from the main house, providing excellent wildlife viewing from the porch. A large pole barn, cattle working pens, horse stalls, chicken coop, carport, and critical ranch infrastructure are all in place. The headquarters is served by a reliable water well that serves both houses and all HQ facilities. A pila deck was creatively constructed to convert the old concrete water reservoir into an attractive, chlorinated swimming pool shaded by live oak trees.

Plentiful livestock and wildlife water is provided throughout the ranch by 9 windmills, 1 solar water well, and 2 electric water wells, and concrete pila storage tanks with drinking troughs. There are steep drainages and excavated dirt tanks throughout the ranch that hold water.



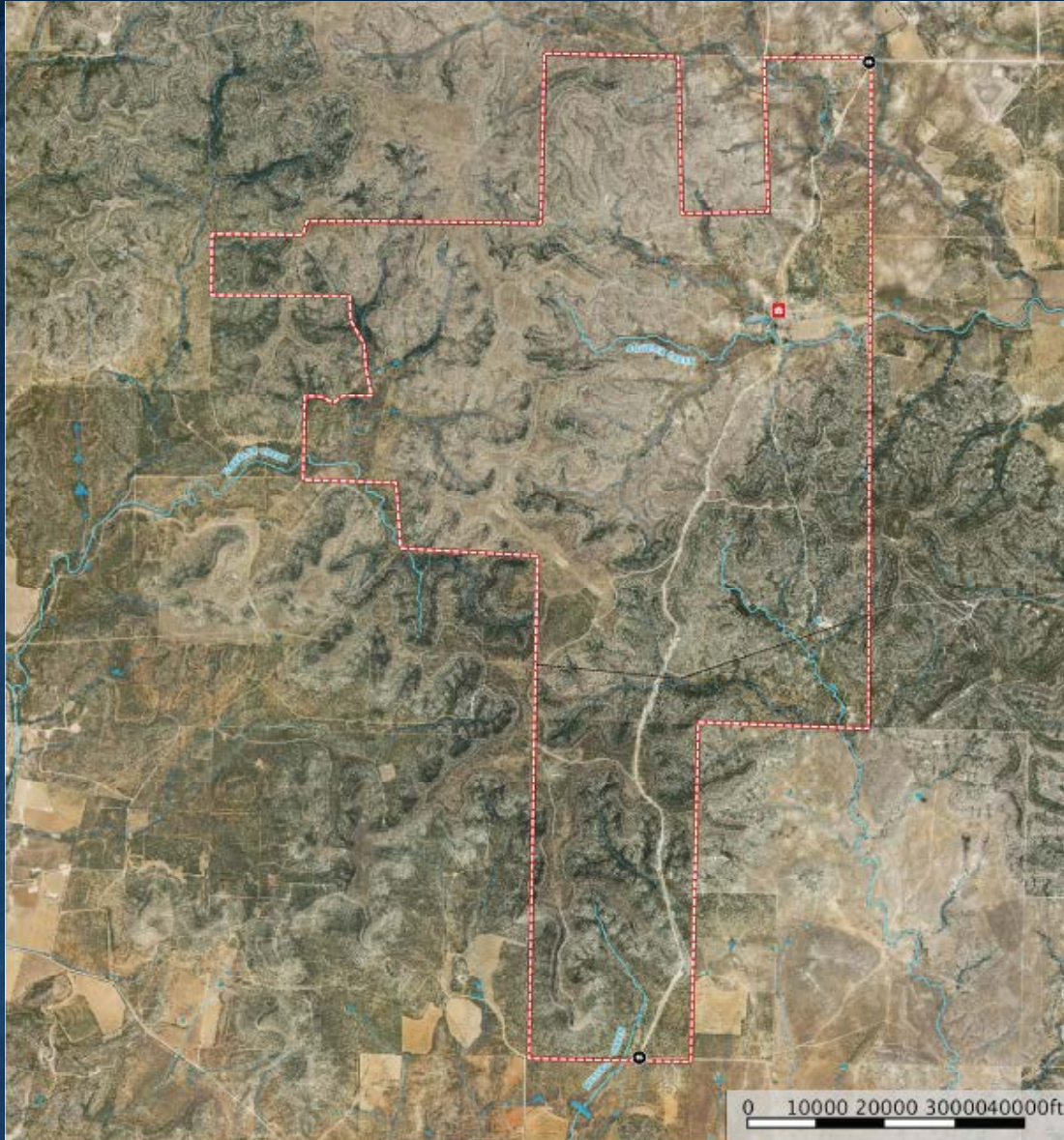
The ranch perimeter is low-fenced with the exception of a small percentage of high fence boundary on the west side. Approximately 80% of the ranch's fencing has been replaced in the last 8 years. Cattle can be rotationally grazed in 7 separate interior pastures. There is an old asphalt runway over a mile in length that is high fenced and could be resurfaced and restored to functionality.

Access: The most convenient access is via a well-maintained county road that runs west from Blackwell to the gate on the northeast corner of the ranch. Inside the gate, an impressive main caliche road with 4 major concrete spillways provides all-weather access the length of the ranch ending at the south gate. Additional major and minor ranch roads provide vehicle and ATV access to all areas of the ranch. From the south gate, Graham Valley Road provides access to HWY 158 and the nearby towns of Robert Lee and Bronte.

Wildlife: D Bar is teeming with wildlife – native whitetail deer are abundant and free to roam. The bucks grow impressive racks when they reach maturity. Average body and antler sizes in this region are slightly larger than typical “Hill Country” whitetails can achieve. Healthy populations of Rio Grande turkeys roost throughout the ranch. Bobwhite quail are plentiful, and quail hunting can be excellent in good rain years. Both mourning and whitewing doves migrate through the area by the thousands, along with waterfowl and sandhill cranes. Gadwall, wigeon, blue and green-wing teal, pintails, and the occasional mallard can all be found on the HQ ponds in Fall and Winter.

MAP

CLICK BELOW FOR INTERACTIVE 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.



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 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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Date