

REPUBLIC RANCHES LLC

Our Legacy is in the Land

SOUTH DIVISION – MV₂ RANCH

4,206± Acres | \$6,519,300 | Roberts County, Pampa, TX

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DESCRIPTION

QUAIL POPULATION IS HEALTHY AND RANGE CONDITIONS ARE BETTER THAN EVER AFTER THE FIRE.

The MV2 Ranch is arguably one of the finest quail and wildlife ranches in the country. This is the place where range conditions, mother nature, and true land stewardship have come into remarkable alignment creating an ideal ranch and recreational mecca for the true sportsman – an offering on the market that represents a very rare opportunity. The property was once part of the famed 67,000-acre Mesa Vista Ranch, and is home to some of the greatest native bobwhite quail in Texas. This northeastern Panhandle ranch has more than sufficient water to continue to support a healthy bird and wildlife population, with one main feature being an approximate 3.5-mile water line that runs 24/7 with sprinkler heads every 1,000 feet. Quail are the focus, yet the ranch also boasts a very healthy herd of mule and whitetail deer as well! This division is being offered as part of an entire 10,325-acre ranch.

ASSOCIATE CONTACT

BRYAN PICKENS

Principal / Partner

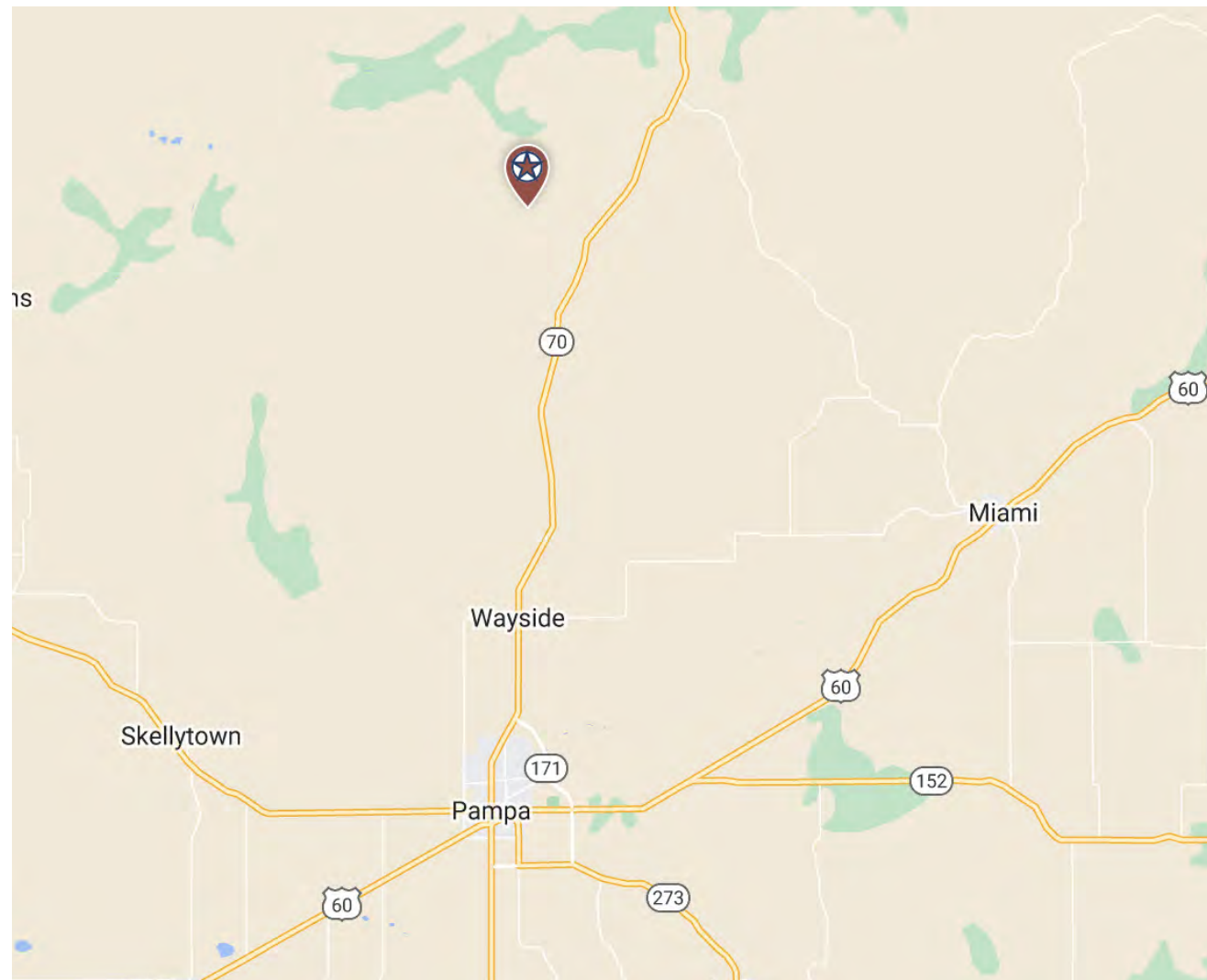
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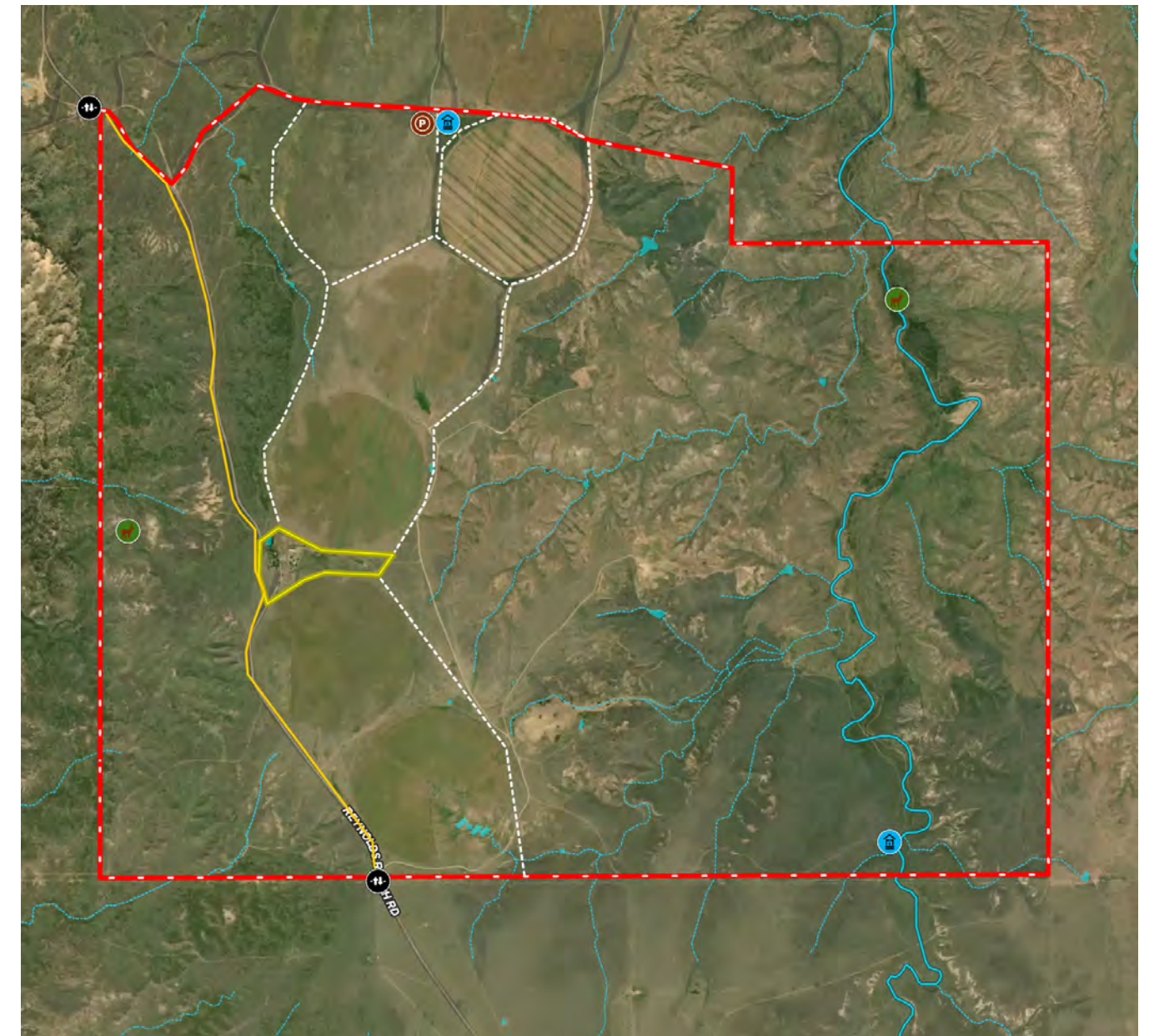
LOCATION

The ranch is located in west central Roberts County, about 25 miles north of Pampa, about 50 miles north of I-40, and it is west of Canadian. Access to the property is via county-maintained Reynolds Ranch Road, which stretches roughly 3.5 miles north from Highway 70 and leads into the south entry of the ranch. This road also serves as access for the Mesa Vista Ranch Club, and it is highly improved.

Pampa hotels and the 5,800' airstrip are 15 minutes from the ranch.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The MV2 Ranch is a native grass ranch with the predominant species being buffalo grass, bluestem, gramagrass and Indiangrass. It also has significant areas of rabbitbrush, chickasaw plum, ragweed, and other grasses that have been infused into the ecosystem over the years. Soil types are primarily fine sandy loams. Two-track roads meander all throughout the ranch to access the entire property and have been maintained and shredded for ease of travel. Cattle have not been on the vast majority of this ranch for at least 18 years.

WILDLIFE

Approximately 30 years ago Boone Pickens started a vision of creating the worlds greatest quail hunting, and this ranch is a key segment of that storied land holding. Because of the historical, expansive care and management of the quail and range conditions this remains one of the best wild quail habitats. A fall 2023 game survey by one of Texas top wildlife biologists, resulted in an impressive flushing of over about 65 coveys! The very diverse landscape of natural habitat is also home to whitetail deer, mule deer, antelope, blue quail, and doves. 100± quail feeders and two 600lb protein/corn feeders also supplement the wildlife.

IMPROVEMENTS

There are miles of good fences, about 1/3 of which has been built within the last 3 years. This allows for smart pasture rotation should the next owner decide to bring cattle back into the ranch, which has not been done in 18± years.

MINERALS

There is minimal or no production on the ranch. Minerals are not being offered with this sale, but a small portion of the mineral estate may be available with an acceptable contract. Ask broker for more details.



WATER

The focal point of the ranch water system on top of the Ogallala aquifer is the 4-inch waterline that runs approximately 3.5 miles along the Dry Creek area of the ranch. This is an incredible and diverse topographical area for the ranch that runs north to south from one end of the ranch to the other. A sprinkler head every 1,000 feet provides moisture and water for quail and wildlife all year long and this runs off of a water well on the south end of the ranch.

Roberts County receives 23 inches of rain, on average, per year, and 13 inches of snow per year.

Approximately 5 water wells.

The ranch is allowed for up to 25 additional water wells throughout the ranch to provide additional water for wildlife and livestock (up to 17gpm).

Natural stock ponds, potholes, and pools

6 fallow pivot fields

Full details on all water can be provided by Broker.

OTHER

This ranch is being co-marketed with Mark McMillan.
Photos shown are from the entire 10,325-acre ranch offering.





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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N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

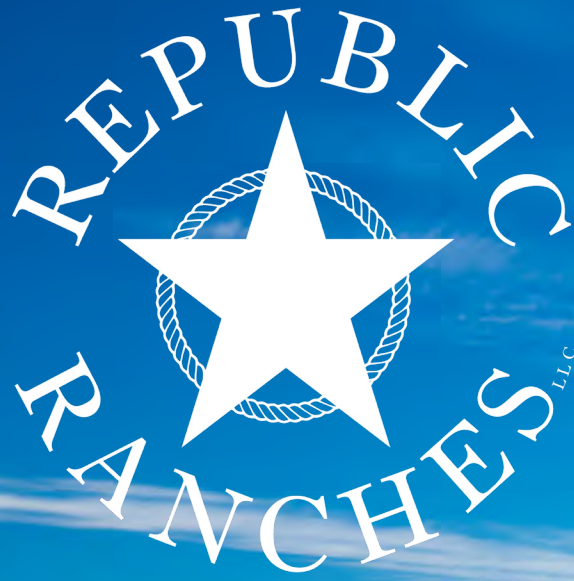
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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