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## Quail Hollow Ranch | Haskell, Texas | \$6,250,000



### Executive Summary

Quail Hollow Ranch is located in North Central Texas, south of Rochester on Highway 6. The property spans 1,370± deeded acres with slightly rolling terrain, featuring Indiangrass, little bluestem, side-oats grama, and buffalograss. A 340-acre Bermuda tract planted in 2019, along with cottonwoods, hardwood trees, Mesquite, and Sand Plums, adds to the scenic landscape. The property offers excellent quail habitat and abundant deer and hog hunting opportunities. Well-maintained five-strand barbed wire fences, 90 percent of which are under five years old, surround the property. Water resources include four wells (one unused) with potential for additional wells, providing water suitable for personal and ranching use.

The main house, completed in 2022, spans 8,000± square feet and includes four bedrooms, three bathrooms, and luxurious features such as four rock fireplaces, reclaimed wood ceilings, solid oak beams, and a custom bar seating for nine. Practical features include a mudroom, large laundry room, three-car garage, and backup generator. The outdoor entertainment area has a custom grill, smoker, and refrigerator. Additional structures include a fully furnished four-bedroom guesthouse, a horse barn with four stalls, a 330-square-foot tack room, and a 150' x 300' outdoor pipe arena.

The ranch's abundant wildlife includes quail, deer, hogs, and migratory birds. The property, untouched by hunters in recent years, operates as a cow/calf operation with horse training facilities. Any owned mineral rights will convey with the sale. Quail Hollow Ranch combines luxury improvements, excellent hunting, and operational versatility. With its prime location and exceptional facilities, this property is ideal for ranching, hunting, or high-fence development.





## Just The Facts

- 1,370± deeded acres
- Two miles of frontage on Highway 6 (the entire western boundary)
- One and a half miles of frontage on C.R. 125 (eastern boundary)
- Beautiful custom home, 8,000± square feet with four bedrooms and three bathrooms
- Large outdoor entertainment area
- Four-bedroom furnished bunkhouse
- Horse barn with four indoor stalls and a large tack room
- 150' x 300' outdoor pipe arena
- Generator (backup) for power outages
- 350± acres of improved pasture
- Four water wells with the potential for additional wells
- Any owned minerals convey
- Fences in great condition







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## Broker's Comments

The Quail Hollow Ranch is a property that has a little of everything that people are looking for: fantastic improvements, a great location, water and minerals, livestock options, and hunting. The ranch would also be a great candidate for the person looking for a place to develop a high-fence ranch, being able to stock exactly as you prefer. This property has easy access, is in perfect condition, and is move-in ready.



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# 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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Buyer/Tenant/Seller/Landlord Initials

Date



Quail Hollow Ranch  
HASKELL COUNTY, TEXAS

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