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## Bobcat Ridge Ranch | Palestine, Texas | \$26,500,000



### Executive Summary

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Bobcat Ridge Ranch is an East Texas opportunity that exemplifies conservation, elite hunting, sustainable forestry, and unique outdoor experiences. Spanning an expansive 6,400± acres, this premier property is managed under a Working Forest Conservation Easement, ensuring a perfect balance of ecological stewardship and world-class recreation.

With a reputation as the region's leading whitetail hunting destination, Bobcat Ridge has been successfully harvesting mature trophy quality bucks for nearly a decade. The locale is not renowned for producing the caliber of deer that Bobcat Ridge has become synonymous with. It has become a reality in a unique landscape through time, dedication, and excellent management practices. The ranch has improved its genetic mapping through the introduction, which is now hardwired into the ranch. The ranch is supplemented via feeder and standing forage, and mature buck harvest numbers are an annual average of twenty-five.

Bobcat Ridge Ranch is a haven for wildlife enthusiasts and hunters alike, with intensive management programs for South Texas whitetail and Eastern wild turkey. Its diverse landscape features 3,324± acres of pine timberlands, 1,236± acres of hardwoods, 724± acres of mixed timber, and 13 miles of meandering Neches River frontage. Elevation changes of nearly 300 feet create panoramic views, scenic roads, and natural settings that are truly unmatched.





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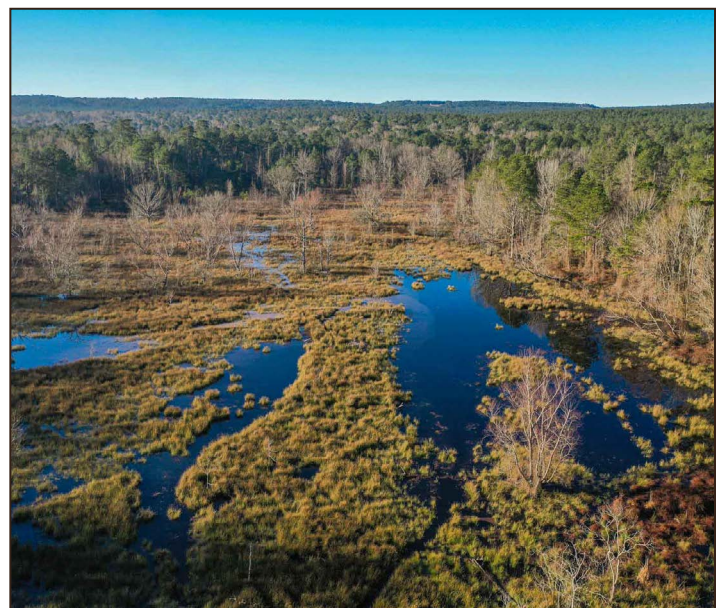
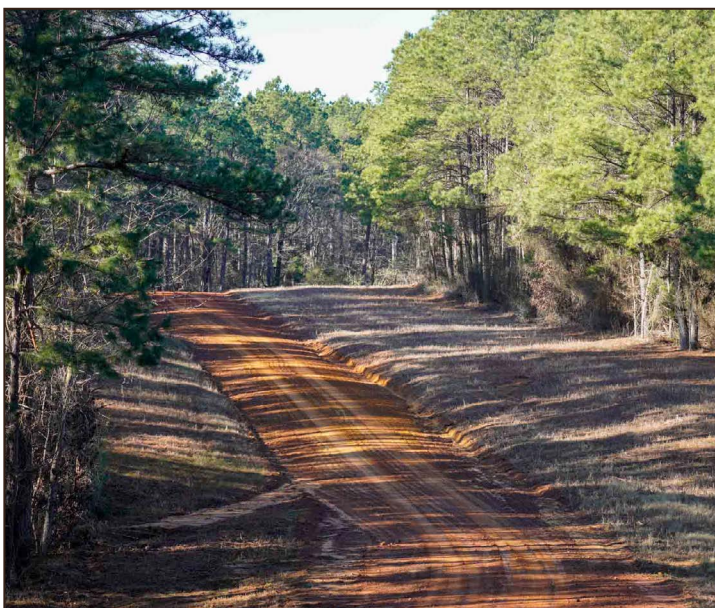
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The ranch also offers a robust standing timber inventory—411,000 tons of pine and 112,000 tons of hardwood—ensuring sustainable income opportunities.

Complete with luxury lodging for up to 23 guests, a five-stand skeet range, rifle and pistol ranges, and dog kennels, Bobcat Ridge Ranch is fully equipped to deliver an unparalleled experience.

Whether hiking the upland hills, navigating through the bottomlands, going on family hunting trips, or enjoying sundowners at the custom lodge, Bobcat Ridge Ranch offers the opportunity to own and enjoy one of East Texas's jewel properties.







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## Just The Facts

- 6,400± acres
- 3,324± acres of pine timberlands
- 1,236± acres of hardwoods timberland
- 724± acres of mixed timberland
- 146± acres of water and sloughs
- 403± acres of food plots, roads, and openings 13 miles of Neches River frontage
- High-fenced on three sides
- Over 250 feet of elevation change
- The current standing inventory is estimated at 411,000 tons of pine and 112,000 tons of hardwood
- The lodge and amenities accommodate 23
- Five-stand skeet range
- Rifle and pistol range
- Dog kennels and grain storage
- 65 managed stations across the ranch, each with cultivated cool season plots and blind positioning
- The conservation Easement excludes 13 acres around the lodge and allows for the future construction of a 20-acre lake.



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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.



## 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







