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McBrannon Ranch | Paducah, Texas | \$1,360,329



Executive Summary

McBrannon Ranch is a 454± acre Texas hunting and agricultural property located along US Highway 70, approximately 20 miles west of Crowell in Foard County. Bordering the legendary Triangle Ranch on two boundaries, a historic operation spanning nearly 140,000 acres, this property benefits from exceptionally low human pressure and exceptional wildlife density. With a modest combination of recreational land and grazing pasture, and paved road access, the property appeals to a multitude of buyers.

The ranch features a fully updated, turnkey farmhouse with modern finishes. The home is being sold fully furnished and is move-in ready for personal use, or as an extremely clean and comfortable hunting camp. A large shop building with a concrete floor is plumbed and wired for a potential apartment, and provides outstanding utility, storage, and workspace. The 2020 Kubota tractor, shredder mower, and no-till grain drill are included with a full-price offer.

Wildlife infrastructure included with the sale comprises three elevated tower deer blinds and multiple corn and protein feeders, all strategically placed across the property, with feed pens constructed at each location. The ranch consistently produces Whitetail deer averaging 135-155 inches, with trophy-class animals ranging from 160-185 inches. A five-acre fenced food plot on the eastern side is planted in wheat, rye, and triticale, further supporting wildlife and livestock. Beyond the wildlife improvements and deer hunting, the seller reports a phenomenal quail and dove population each year, a strong additional draw for the property.

Water resources include a four-acre pond (at pool level) and a pressurized water line serviced by King-Cottle Water Supply that feeds water to the house and two concrete water troughs. Road access is excellent, with frontage on US Highway 70, Fish Road along the east boundary, and County Road 491 along the west boundary. The seller does not believe any minerals are owned, but will make no mineral reservations in the sale of the property. The seller has a survey that was completed in 2017. The fences and cross fences are in good to excellent condition. A grazing lease has been maintained with a local rancher that could be continued or terminated prior to closing.



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Just The Facts

- 454± total acres in Foard County, Texas, with an existing 2017 survey on file
- Borders the Triangle Ranch, a historic 140,000±-acre operation, ensuring minimal neighbor pressure and exceptional wildlife density
- Trophy Whitetail deer averaging 135-155 inches; trophy class bucks ranging 160-185 inches
- Fully furnished, turnkey 1,155± square-foot, three-bedroom, one-bath remodeled farmhouse with granite counters, spray foam insulation, metal roof, and a nearly new HVAC system and water heater
- 60×80 shop with concrete floor, electric, water, and plumbing roughed in for a potential barn apartment
- Complete hunting infrastructure: three elevated tower blinds, two 1,000 lb. corn feeders, one 600 lb. corn feeder, and three 600 lb. protein feeders - all with pen fencing
- Five-acre fenced food plot planted in wheat, rye, and triticale on the eastern boundary
- Excellent tri-road access: US Highway 70 frontage, Fish Road (east), and County Road 491 (west)
- Kubota 6000 tractor (60hp, 2021, 80± hours), 8' no-till drill, and 8' shredder included in sale; deer blinds and feeders also convey
- Seller makes no reservations in the sale of the property to wind or mineral estate; seller is not aware of any minerals currently owned
- No known oil and gas production or current leases on the property

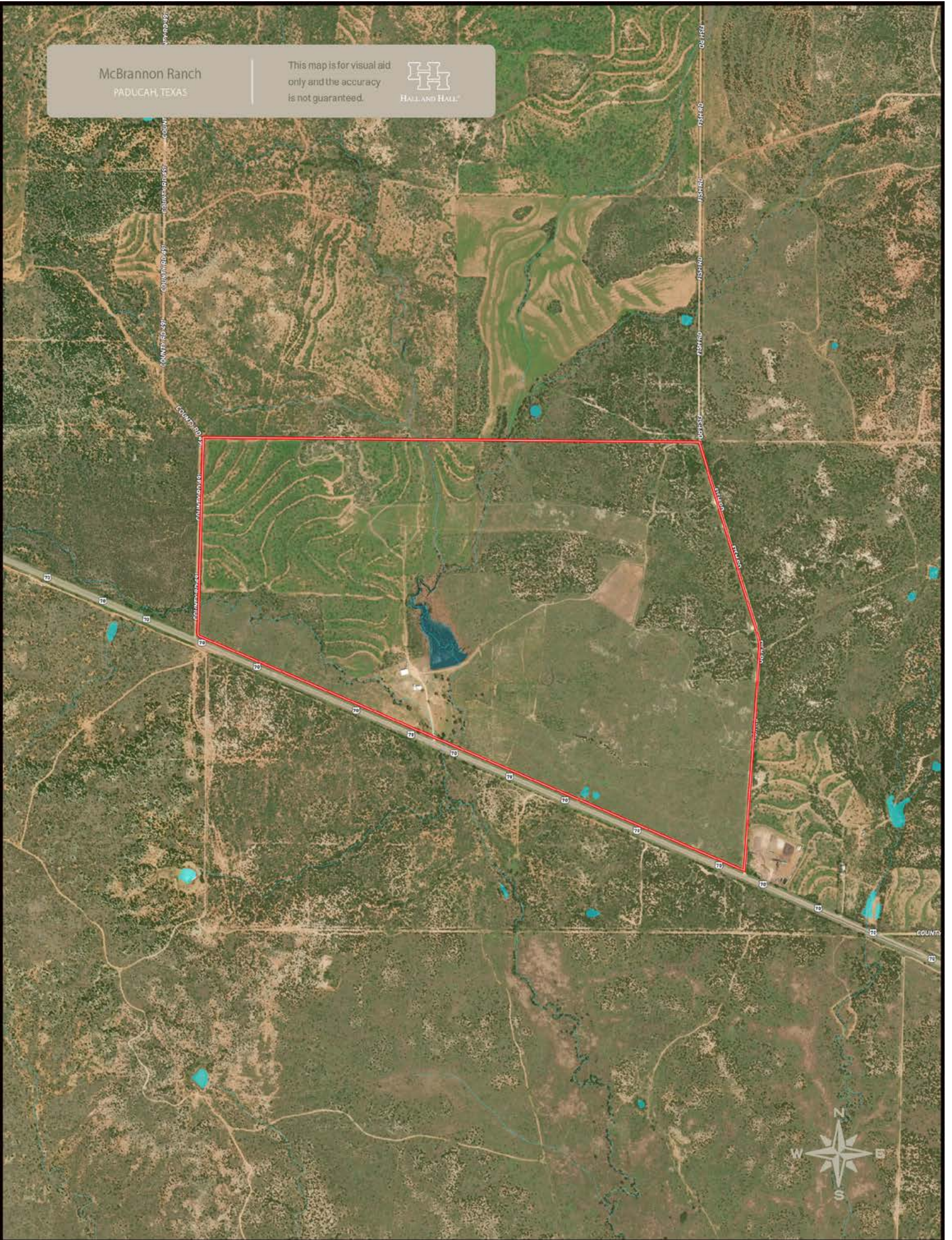


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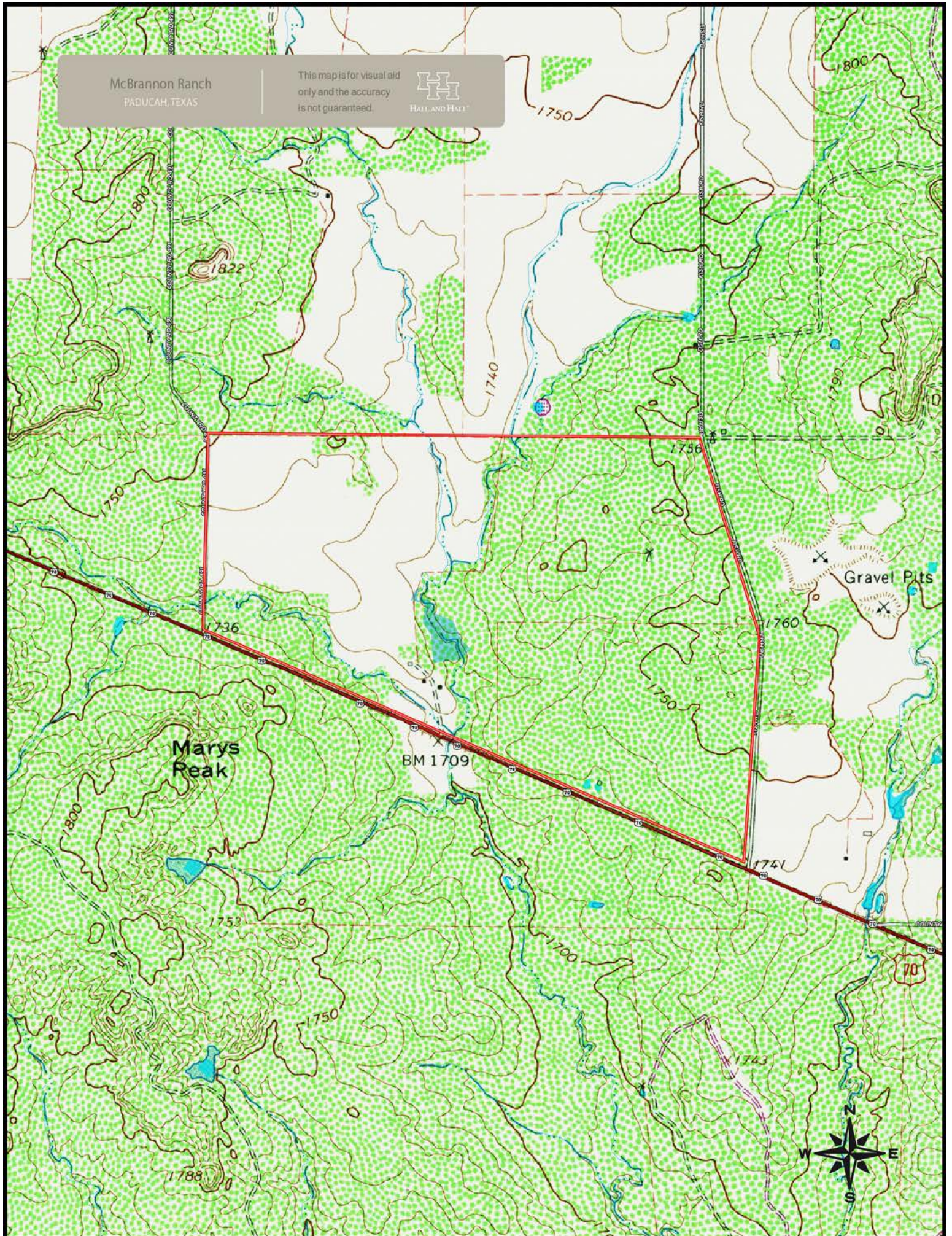
McBrannon Ranch
PADUCAH, TEXAS

This map is for visual aid
only and the accuracy
is not guaranteed.



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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