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Freeman Family Ranches Texhoma, Texas | \$127,700,000



Executive Summary

The Freeman Family Ranches represent a significant operational opportunity totaling approximately 87,953± acres across the Oklahoma and Texas Panhandles. This offering combines the 46,355± acre Anchor D Ranch, the 31,931± acre Coldwater Ranch, and the 9,661± acre Frisco Ranch into a diversified and highly functional cattle and agricultural enterprise. Each property contributes distinct operational strengths, including irrigated cropland, productive native grasses, and established infrastructure designed to support efficient livestock management.

The Anchor D Ranch, located about seven miles west of Guymon, Oklahoma, includes approximately 120 acres of irrigated cropland and benefits from the Beaver River traversing its central portion. The ranch is fenced and cross-fenced for efficient management, with a dependable water system, attractive live-water features, and functional improvements. It also offers recreational appeal with good populations of whitetail deer, mule deer, elk, turkey, quail, and dove.

The Coldwater Ranch, situated 19 miles east of Stratford, Texas, is an excellent ranching unit with 530 acres of irrigated cropland. Bisected by Coldwater Creek, the ranch has productive native grasses and good winter protection. The ranch is fenced and cross-fenced for ease of management and includes excellent livestock infrastructure. The main shipping/working pens include concrete feed bunks pens for straightening out cattle. The ranch is surrounded by irrigated cropland, with potential for irrigation development in the upland plains portions.



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The Frisco Ranch, east of Texhoma, Oklahoma, is an excellent ranching unit that includes productive native grasses and four irrigated circles. The ranch also features a CAFO-permitted feedyard with a practical capacity of approximately 9,000 head. The feedyard includes a steam flaker mill. Additional income is generated through wind energy royalties and a bitcoin mine lease.

Collectively, the Freeman Family Ranches present a rare opportunity to acquire a well-managed, turnkey legacy landholding and ranching operation with both immediate productivity and long-term investment potential.





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Just The Facts

- Total acreage of approximately 87,953± acres across three ranches
- Located in the Oklahoma and Texas Panhandles near Guymon and Stratford
- Includes 1,230± acres of existing irrigated cropland
- Potential to develop several thousand irrigated acres on Coldwater Ranch
- Beaver River provides surface water through Anchor D Ranch
- CAFO-permitted feedyard with 9,000 head capacity on Frisco Ranch
- Wind energy income and Bitcoin mine lease income
- Good fencing, water systems, and cattle infrastructure across all properties
- Abundant and good-quality groundwater resources throughout
- Additional upside from renewable energy, irrigation expansion, and operational scale efficiencies



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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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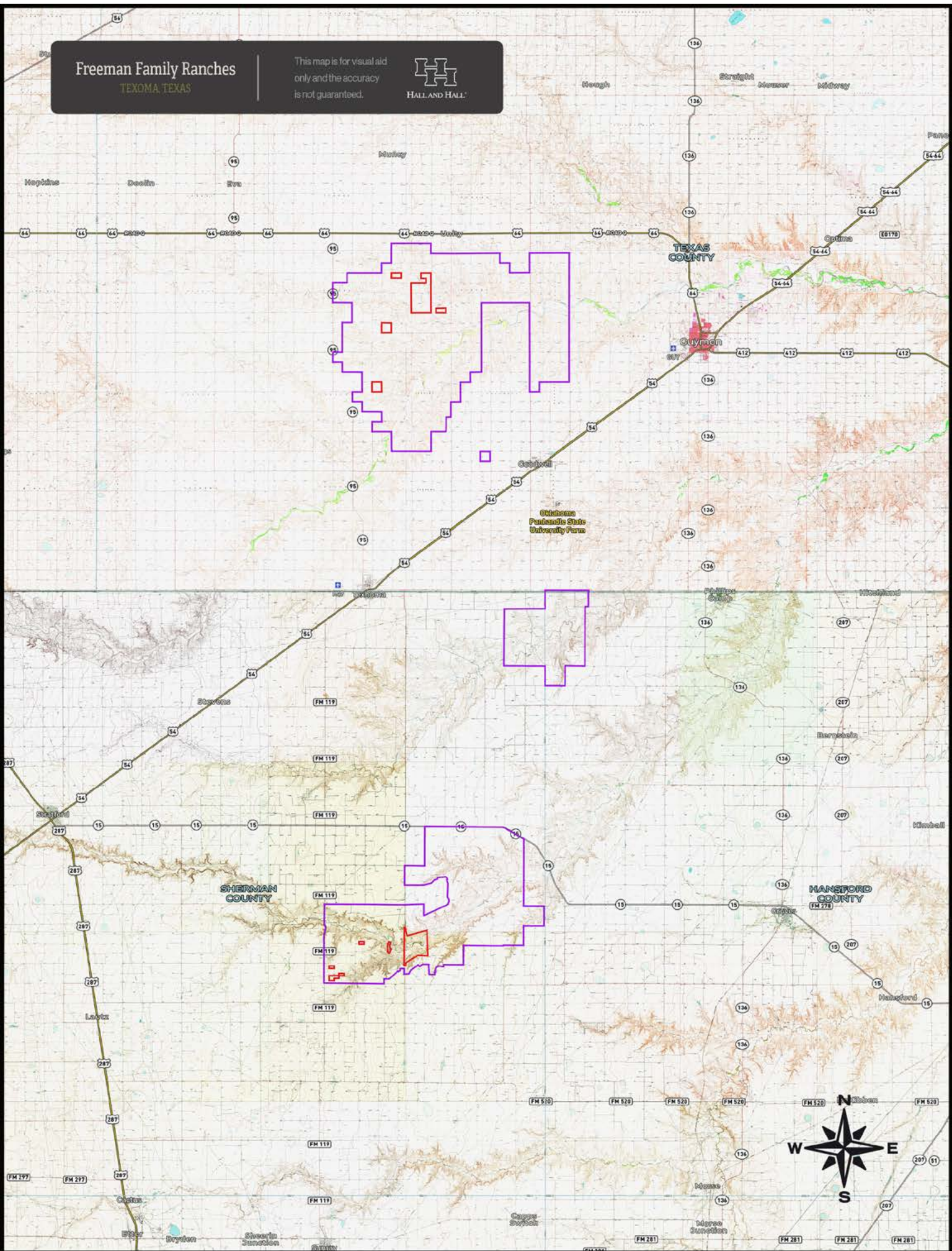
Buyer/Tenant/Seller/Landlord Initials

Date

Freeman Family Ranches

TEXOMA, TEXAS

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