



Flying ~C~ Ranch

300+/- Acres

Denton County, Texas

~~\$7,949,000~~ **NOW \$6,790,000**

RANCH
CONNECTION

Toxie Beavers

Agent - Ranch Specialist

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Toxie Beavers Agent Ranch Specialist,

a seasoned professional with a diverse background in various industries. Born and raised in Texas, he has been a proud resident of North Texas since 1972. Toxie's journey began at Southern Methodist University in Dallas, where he pursued his passion for both academics and athletics. As a student athlete, he successfully balanced his studies with his commitment to his sports team, while earning his degree from the prestigious SMU Cox School of Business in Business Administration. Following his graduation, Toxie embarked on a successful career in the Oil and Gas Industry, which lasted for 16 fruitful years. During this time, he honed his



skills and knowledge, eventually rising to the position of Executive Vice President at a prominent Dallas Independent oil producer. Toxie then decided to pursue his passion for ranching full-time.

With over 40 years of experience in ranching and equine operations, Toxie became a respected figure in the community. Cultivating a wealth of hands-on experience in cow calf operations, spanning from West to North Texas. In the equine industry, Toxie's expertise extends to showing and breeding operations. Equine activities led to the production of numerous World Champion horses in both Halter and Performance categories, showcasing a commitment to excellence as an owner, breeder, and exhibitor

With a dynamic skill set spanning multiple industries, Toxie is well-positioned to provide exceptional service to his clients. With decades of experience in ranching and equine operations, he brings a wealth of practical knowledge to his work. His unique blend of expertise, combined with his passion for the Texas lifestyle, makes him a sought-after professional in the real estate field. Whether buying or selling properties, Toxie's dedication, integrity, and extensive knowledge ensure that his clients receive outstanding representation every step of the way.

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Tremendous Opportunities

While property development north of DFW presses westward the ability to obtain a 300-acre rural tract of this quality is rare. Existing 3951 feet of road frontage per MLS combined with highly desirable topographical features make this truly a multifaceted development opportunity. The buyer has the option to continue their own AG exempt livestock operation if the decision is taken to delay development. The improvements are cattle operation focused with prime building elevations yet untouched!

Located in the rolling Prairie region of North Texas between Decatur and Gainesville TX, on FM 51. The property has road frontage on two sides. The property is in the heart of the Decatur / Gainesville corridor. The Flying C Ranch reveals the immense beauty and attraction offered by the Denton & Wise County countryside. The proximity to DFW enables convenient routes to all the major DFW metroplex outlets. An hour from DFW airport, 30 minutes from Oklahoma. Definitely an extraordinary opportunity with multifaceted development opportunity.



Current Ranch Operations



6

Flying C Ranch (CP LONGHORNS), a nationally recognized top producer of Longhorn cattle. Over two decades operating as a working ranch breeding Longhorns at this location has produced an astonishing amount of award-winning Texas Longhorn Breeders Association of America champion cattle. Land stewardship priorities maintained thru consistent and responsible criteria is a mainstay of the cattle operation. Annual hay production averages 7000# +/-.

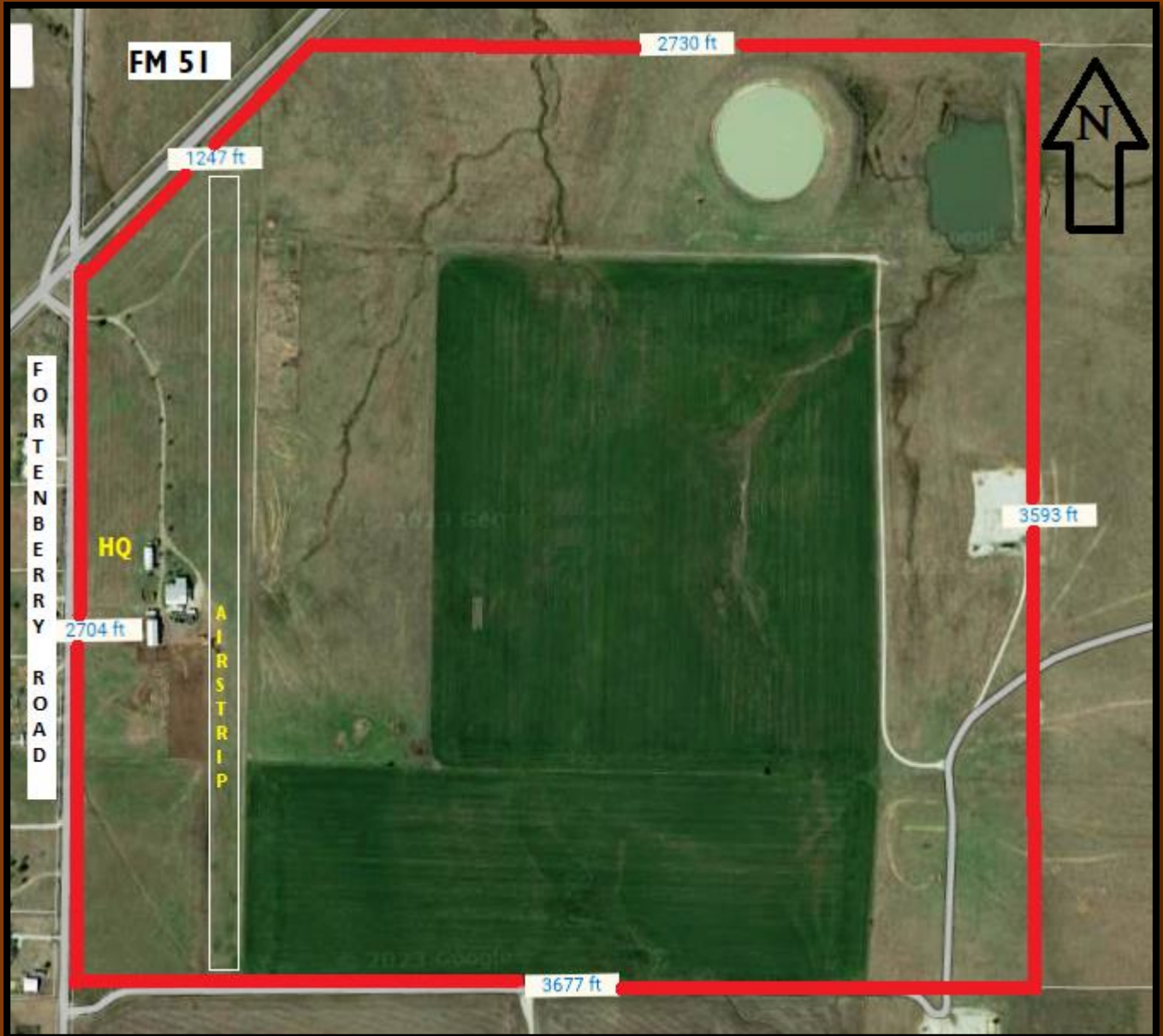


Flying ~C~ Ranch

- No entitlements.
- Barndominium 2000 sq. ft. 2-bedroom 1 bath attached to the 60x80 aircraft hangar.
- 3 bedroom 2 bath mobile home.
- Private airstrip (Flying C Ranch) 3200+/-' grass airstrip
- Four cross fenced pastures provide for a rotational grazing program.
- Cattle features provide ease and safe livestock handling.
- Covered working area, squeeze chute, loading dock, pens with concrete water troughs.
- Four recently constructed loafing sheds.
- Fully fenced and cross fenced.
- Commodity barn 40' x 100' offers exceptional storage.
- No minerals owned by seller.
- Easements Gas Pipeline (Targa), Oil & Gas (Lime Rock Resources).
- 2002 Access Easement across south boundary (never used).
- Area Airports Denton Enterprise & DFW International.
- Water provided by three water wells, *one used commercially*.
- Onsite sewer septic system.
- Security camera system conveys with sale.
- Solar panels historically have supplied approximately 50% of barndominium electrical requirements, convey with sale.
- Two stock tanks, one constructed in accordance with regulations for the sale of water commercially.
- Any Water Purchase Agreement(s) in effect at the time of purchase transfer at the time of funding.
- Please allow 24 hours advance notice to view property.
- Buyer's agent must accompany Pre-Qualified Buyer for initial viewing.
- Seller's agent will be present for all property viewing.
- No personal property conveys with sale.
- *Seller retains overhead feed storage bin. It will not convey with sale.*

Aerial Plat

Layout, Boundaries & Distances



Hanger / Barndominium / Barn



Area Housing Developments



Survey



Commercial Water Well Data



Texas Water Development Board (TWDB)
Groundwater Database (GWDB)
Well Information Report for State Well Number
19-38-701



GWDB Reports and Downloads

Well Basic Details

Scanned Documents

State Well Number	1938701
County	Denton
River Basin	Trinity
Groundwater Management Area	8
Regional Water Planning Area	C - Region C
Groundwater Conservation District	North Texas GCD
Latitude (decimal degrees)	33.3961611
Latitude (degrees minutes seconds)	33° 23' 46.18" N
Longitude (decimal degrees)	-97.3743611
Longitude (degrees minutes seconds)	097° 22' 27.7" W
Coordinate Source	Global Positioning System - GPS
Aquifer Code	
Aquifer	Unassigned
Aquifer Pick Method	
Land Surface Elevation (feet above sea level)	909
Land Surface Elevation Method	Digital Elevation Model -DEM
Well Depth (feet below land surface)	820
Well Depth Source	Driller's Log
Drilling Start Date	10/12/2005
Drilling End Date	10/17/2005
Drilling Method	Mud (Hydraulic) Rotary
Borehole Completion	Filter Packed

Well Type	Withdrawal of Water
Well Use	Rig Supply
Water Level Observation	GCD Current Observation Well
Water Quality Available	No
Pump	Submersible
Pump Depth (feet below land surface)	660
Power Type	
Annular Seal Method	Gravity
Surface Completion	Alternative Procedure Used
Owner	Carla Payne
Driller	Anderson Water Well Service, LTD.
Other Data Available	Drillers Log
Well Report Tracking Number	73991
Plugging Report Tracking Number	
U.S. Geological Survey Site Number	
Texas Commission on Environmental Quality Source Id	
Groundwater Conservation District Well Number	NT-1502
Owner Well Number	
Other Well Number	
Previous State Well Number	
Reporting Agency	Groundwater Conservation District
Created Date	8/26/2021
Last Update Date	9/24/2021

Remarks	
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Casing						
Diameter (in.)	Casing Type	Casing Material	Schedule	Gauge	Top Depth (ft.)	Bottom Depth (ft.)
6	Blank	Steel		0.188	0	660
6	Screen	Stainless Steel		0.02	660	720
6	Blank	Steel		0.188	720	740
6	Screen	Stainless Steel		0.02	740	760
6	Blank	Steel		0.188	760	780
6	Screen	Stainless Steel		0.02	780	800
6	Blank	Steel		0.188	800	820

Well Tests				
Test Date	Test Type	Yield (gallons per minute)	Drawdown (ft.)	Test Hours
10/20/2005	Pump	450	40	2

Lithology

Top Depth (ft.)	Bottom Depth (ft.)	Description
0	20	topsoil
20	160	gray shale/lime
160	260	sandy shale
260	300	sand
300	340	sandy shale
340	420	sand
420	620	gray shale
620	700	sand
700	740	redbed
740	760	sand
760	780	redbed
780	800	sand
800	820	redbed

Annular Seal Range

Annular Seal Material	Amount	Unit	Top Depth (ft.)	Bottom Depth (ft.)
Cement	7	Bags/Sacks	0	10
Bentonite	20	Bags/Sacks	550	660

Borehole

Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
11	0	820

Plugged Back - No Data

Filter Pack

Filter Material	Top Depth (ft.)	Bottom Depth (ft.)	Size
Gravel	600	620	16/30

Packers - No Data

**RANCH
CONNECTION** *EST. 1984*



Flying C Ranch
300+/- Acres
Denton, CO. TX
Ranch Operation
Development
Applications



This ranch is 15 minutes from me. Call for your exclusive tour.
Toxie Beavers Realtor® 940-736-0993

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CONNECTION
EST. 1984

Cynthia Inman Broker -Edwards Ranch Rd. Fl4 Ft. Worth TX



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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.

RANCH CONNECTION LLC	9000497	cynthia@ranchconnection.com	(817)366-3850
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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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

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IABS 1-0 Date

Toxie Beavers and

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT**

WWW.TREC.TEXAS.GOV

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

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