



REAL ESTATE GROUP

## FARM AND RANCH

integrity · knowledge · results

**Cattle & Working | Cutting & Equestrian Facilities  
Hunting & Recreational | Investment | High Game | Large Acreage**



### **Rio Seco Ranch – 199+ Acres**

FM 1885 & Reed Rd ~ Parker County, TX

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# TBD FM 1885 & Reed Rd Parker County, TX



## PROPERTY SUMMARY

### Overview:

High Game Fenced property with FM 1885 frontage and/or Reed Rd frontage. In the same area with nice ranches and cutting horse facilities. Enjoy the peace and quiet or hunting opportunities from your very own slice of heaven. 7 tracts of land available, 6 of which have tanks. Lots of wildlife graze these tracts. Rolling terrain compliment the gorgeous surroundings. Buyer will convey all minerals that they own.

### Price:

Tract 1 - 33 acres \$8,500 per acre - \$280,500 (FM 1885 road frontage)  
Tract 2 - 15 acres \$8,500 per acre - \$127,500 (FM 1885 road frontage)  
Tract 3 - 28 acres \$7,500 per acre - \$210,000 (FM 1885 road frontage)  
Tract 4 - 27 acres \$6,500 per acre - \$175,500 (Corner FM 1885/Reed Rd)  
Tract 5 - 30 acres \$7,000 per acre - \$210,000 (Reed Rd frontage)  
Tract 6 - 26 acres \$8,000 per acre - \$208,000 (Reed Rd frontage)  
Tract 7 - 39 acres \$7,500 per acre - \$292,500 (Reed Rd)

Total – approx. 199 +/- acres

All information furnished concerning this property has been obtained from sources deemed reliable, and it is believed to be correct, but no responsibility is assumed by this broker and no warranty or representation is made as the accuracy thereof, and the same is submitted subject to errors, omissions, prior sale or removal from the market without notice.

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# TBD FM 1885 & Reed Rd Parker County, TX



## FARM AND RANCH

### PROPERTY SUMMARY

#### Location:

Hwy 51 North from the Square in Weatherford. Turn left on FM 920. Go to FM 1885 and turn left. Go approx. 12.5 miles and the property will be on the left side of the road.

#### Terrain:

Level at the road – rolling slightly up on the back with nice elevation change

#### Tree Cover:

Live Oak and Post Oak are on a majority of the property. Good tree cover for animals.

#### Water:

**Tanks** - the property has 9 stock tanks and one small lake - pasture has a tank for watering livestock. Good fishing in the tanks also.

**Water Wells** - 4 water wells on the property; **Tract 1** - approx. 500 feet in the Trinity; **Tract 2 wells** – 100 feet and the other 325 feet; **Tract 5 well** is approx. 320 feet.

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## PROPERTY SUMMARY

### Wildlife:

Currently there are Zebras and native white tail deer on the property. No deer count has been done.

### Minerals:

Minerals owned by the seller will convey.

### Fencing:

All the perimeter is high game fenced. Several high game cross fences on the property also.

### Improvements:

**Tract 5 Rental Homes** - Two mobile homes and one site built home – rent is approx. \$1300 per month total. These are located on the 30 acre tract.

### Comments:

This property has endless possibilities for a multitude of buyers. Great high game ranch, corporate retreat, family recreational property or an investment property. Very well located close to the DFW Metroplex for quick access. Paved roads to the front gate of the ranch.





# TBD FM 1885 & Reed Rd

## Parker County, TX

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### PHOTOS



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# TBD FM 1885 & Reed Rd Parker County, TX

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**AERIAL**



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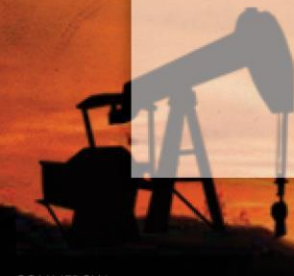


# TBD FM 1885 & Reed Rd

## Parker County, TX

**CRG FARM AND RANCH**

**AERIAL**



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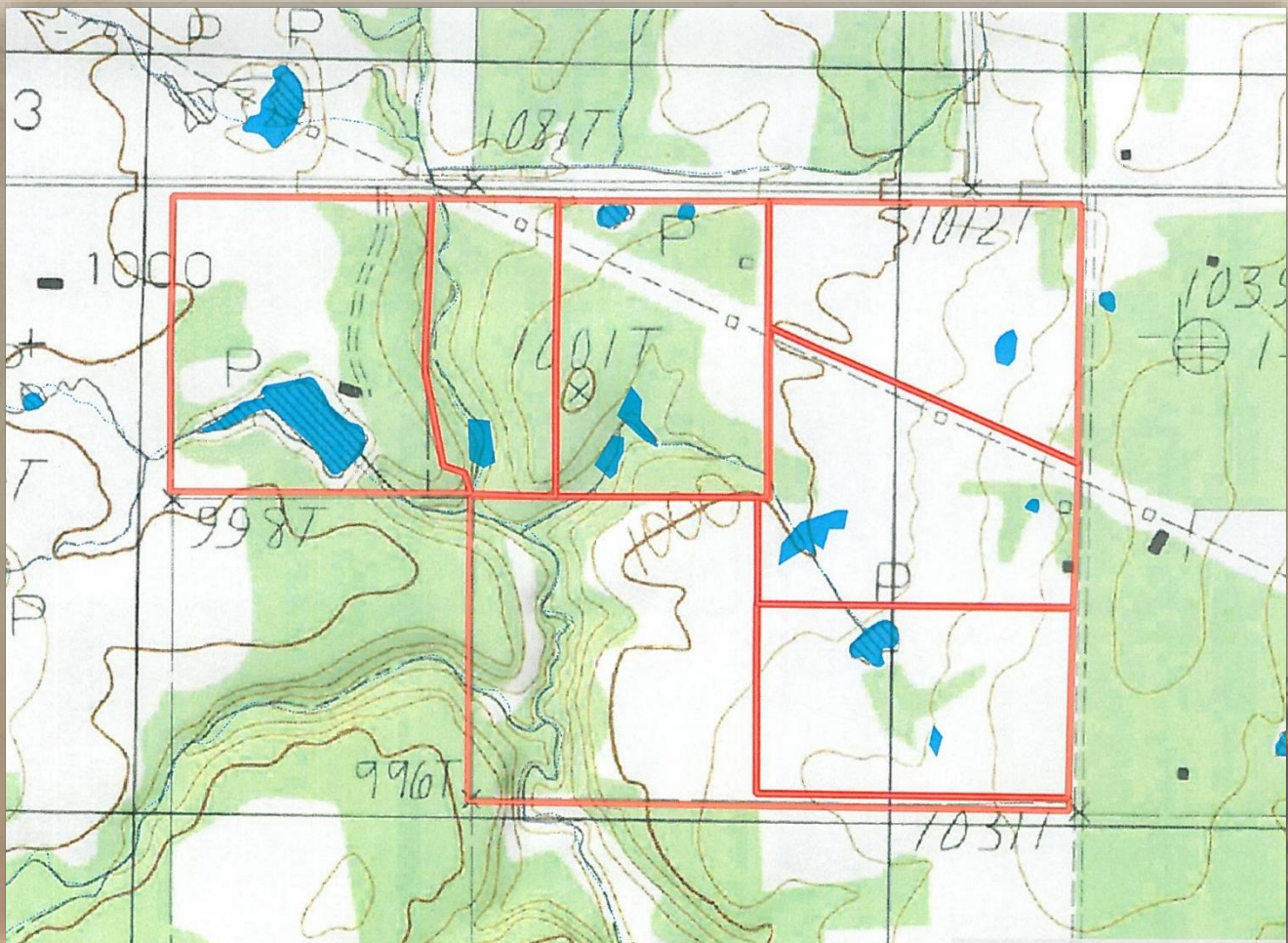




# TBD FM 1885 & Reed Rd Parker County, TX

**CRG FARM AND RANCH**

## TOPO MAP



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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.*



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## 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.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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