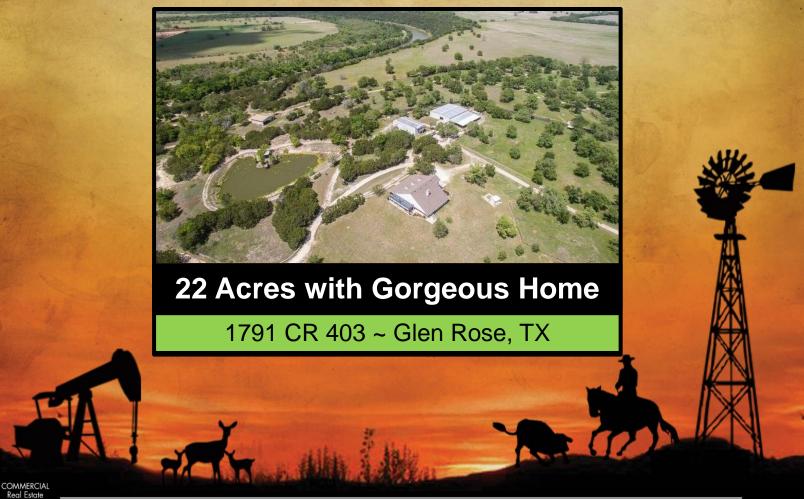


FARM AND RANCH

integrity \cdot knowledge \cdot results

Cattle & Working | Cutting & Equestrian Facilities

Hunting & Recreational | Investment | High Game | Large Acreage









Glen Rose, TX



Price:

\$725,000

PROPERTY DESCRIPTION

Key Points:

- √ 22.525 Acres
- ✓ Custom 3 bed, 3 bath, 3,600 sf home
- ✓ Brazos River Frontage
- √ 60x80 Barn with Guest Apartment
- √ 17 Minutes to Chisholm Trail Pkwy

Description:

Motivated Sellers! Austin Stone Ranch House, 22+ acres. Beautifully updated. Premium appliances. Kitchen has large granite top prep area, walk-in pantry. Spacious Open Concept. Master Bedroom has built-ins with rock fireplace. Master bath has Jacuzzi tub with separate shower. Approx. 350' river front with boat ramp. Stocked tanks, cross fenced, 60x80 Steel Frame Barn, 40x80 implement shed, 60x30 steel frame shop with apt, round pens, sheds, additional building sights.

Location:

From Glen Rose on Hwy 67, cross the Brazos River from bridge, turn right on FM 199 then turns into CR 403. House will be on the right.

Utilities:

Septic, well

ne information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no parantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is guarantees, warranties, or representations as to the completeness or accuracy there submitted subject to errors, omissions, change of price prior to sale or lease or with withdrawal without notice. Each office is independently owned and operated.







Glen Rose, TX

REFARM AND RANCH

PROPERTY PHOTOS



















Glen Rose, TX



PROPERTY PHOTOS



















Glen Rose, TX

RGFARM AND RANCH

PROPERTY PHOTOS















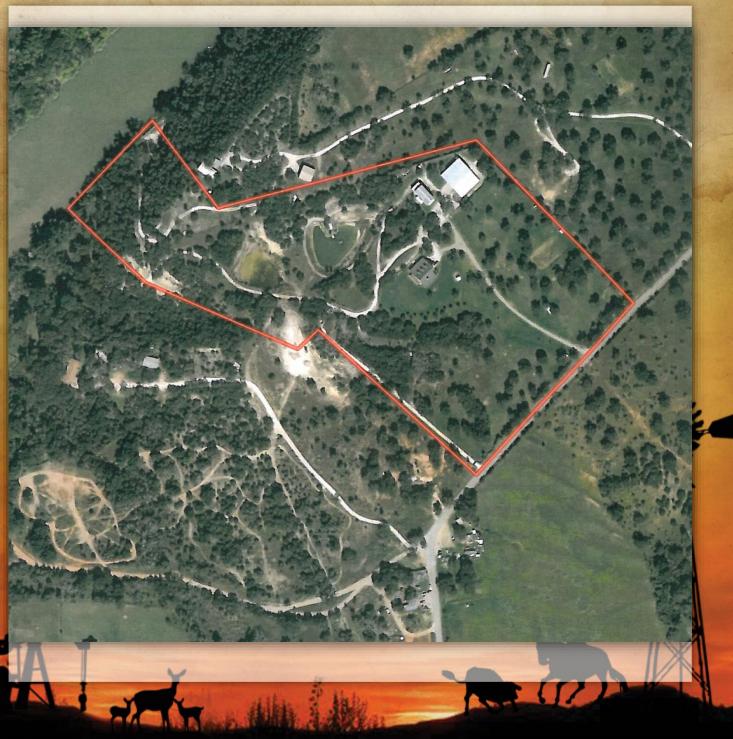




Glen Rose, TX



AERIAL









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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o 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.

Clark Real Estate Group Licensed Broker/Broker Firm Name or Primary Assumed Business Name	0590750 License No.	tim@clarkreg.com Email	(817) 458-0402 Phone
Tim Clark Designated Broker of Firm	0516005	tim@clarkreg.com	(817) 578-0609
	License No.	Email	Phone
Tim Clark Licensed Supervisor of Sales Agent/ Associate	0516005	tim@clarkreg.com	(817) 578-0609
	License No.	Email	Phone
Lori Mills Sales Agent/Associate's Name	0445198 License No.	lori@clarkreg.com Email	(214) 543-8867 Phone

8901 E. Hwy 377 Cresson, TX 76035 ~ 400 W I-20 #100 Weatherford, TX 76086 ~ 110 Crockett St. Granbury, TX 76048 Lori Mills 214.543.8867 lori@clarkreg.com www.cregranch.com



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