



REAL ESTATE GROUP

FARM AND RANCH

integrity · knowledge · results

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



265 Acre Hill Country Ranch

6172 CR 163 ~ Morgan Mill, TX



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Real Estate



Stephen Reich

Mobile: 817.597.8884

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CCIM



6172 CR 163

Morgan Mill, TX



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PROPERTY DESCRIPTION

Key Points:

Price: \$1,475,000

- ✓ 265.8 acres
- ✓ 2,922 sf 4 bed, 3 bath ranch house
- ✓ Additional 1,871 sf attached carport and porches
- ✓ 800 sf guest home
- ✓ Abundant wildlife and wonderful wildlife habitat
- ✓ Incredible views

Location:

From Morgan Mill, go West approximately 3 miles. Driveway is on the right.

20 minutes to Stephenville

40 minutes to Weatherford

60 minutes to Fort Worth

Utilities:

Septic and water well



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PROPERTY DESCRIPTION

Terrain:

Over 150' of elevation change and the home is located at the highest point. Beautiful views!

Trees:

Live Oak, Red Oak, Cedar, Mesquite

Comments:

265 Acre Hill Country Ranch conveniently located in North Texas. Over 150 feet of elevation change with a gorgeous 4 bed, 3 bath home strategically located at the highest point with gorgeous views for miles. 6 stock tanks, 5 deer stands, 7 feeders, 30 acres of coastal, and scattered hardwoods make up the landscape. There is a 800 square foot guest home located at the bottom of the property, away from the main home, that could also serve as a rental income. Also includes 2 barns.

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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PROPERTY PHOTOS



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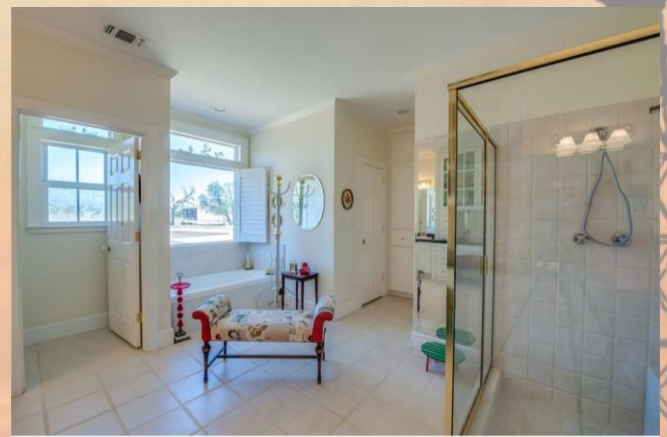


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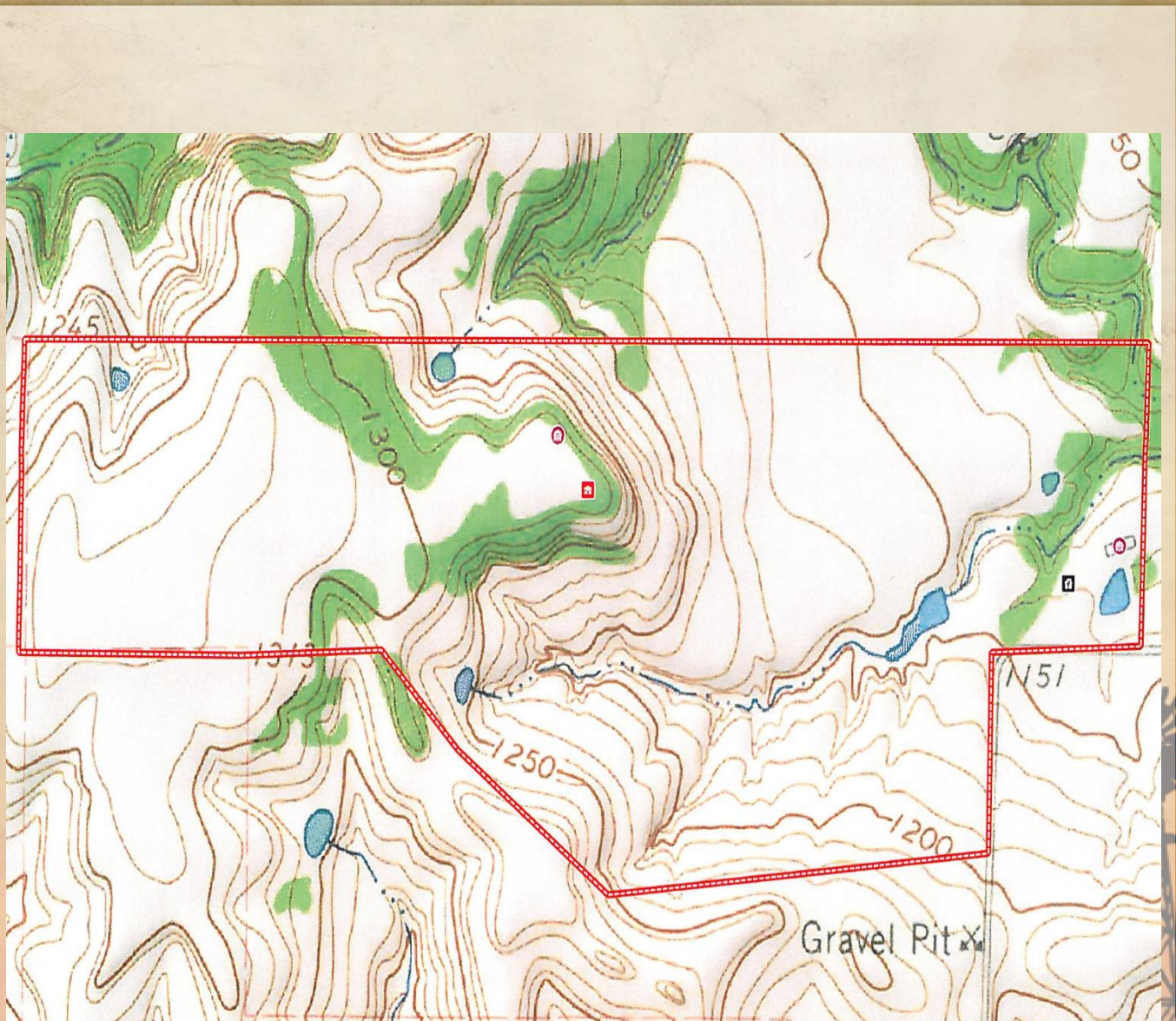


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Information About Brokerage Services

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.

<u>Clark Real Estate Group</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0590750</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 458-0402</u> Phone
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<u>Greg Trout</u> Sales Agent/Associate's Name	<u>0323725</u> License No.	<u>greg@clarkreg.com</u> Email	<u>(214) 384-6392</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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