

Hi View
REAL ESTATE

Since 1972

Farm & Ranch, Commercial,
Investment Properties, Recreation Land and Homes

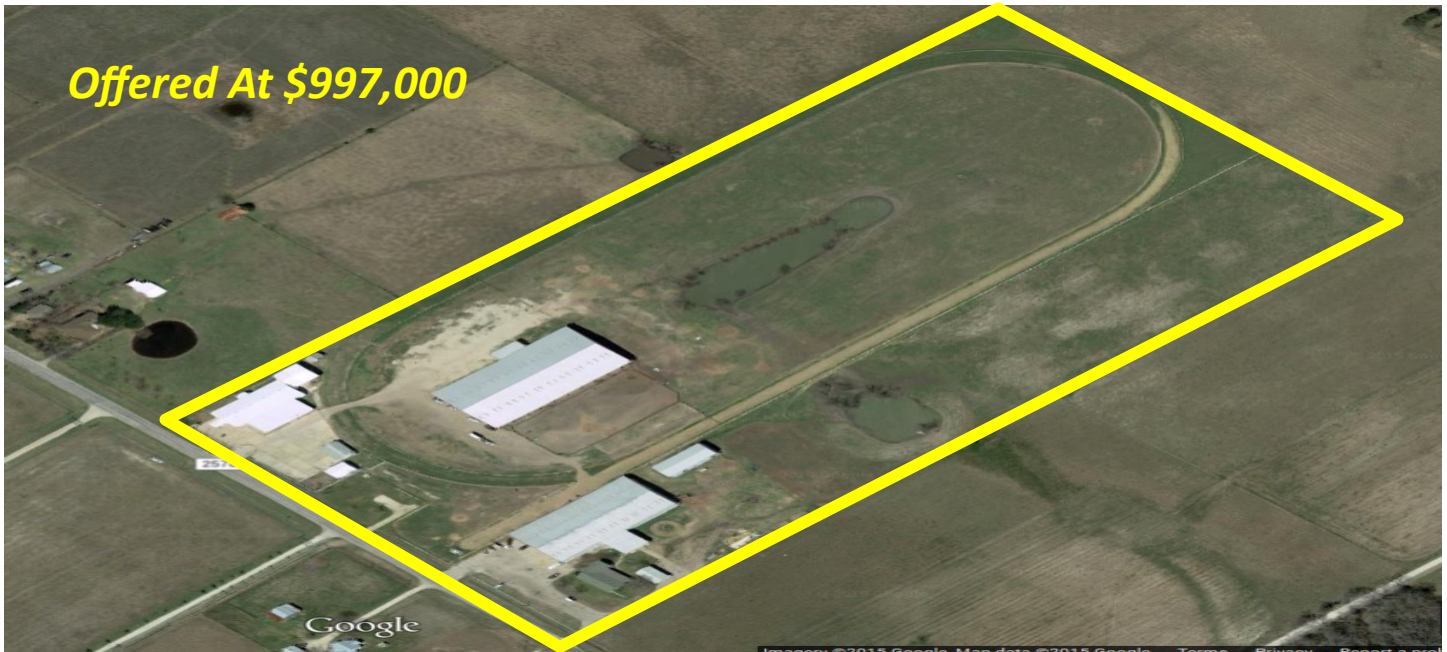
David Teeter
Cell: 214-649-3633

david@hiviewrealestate.com

Brett Hess
Cell: 214-207-5431

brett@hiviewrealestate.com

3142 FM 2578, Kaufman TX



DOUBLE NICKEL EQUINE EVENT CENTER

Premium Complete Equine Facility Featuring A Full Size 180' x 300' Open Span Arena, Building With Over 30' Clear Height. Includes Announcer's Stand, Concessions, Roping Chute, And His And Hers Bathrooms With Multiple Stalls. Large Barn Holds 98 High-End Stalls, 6 Wash Racks, Mare Stalls, Offices And Vet Racks. The Smaller Barn Holds 45 Stalls, Some With Turn-Outs, And A Covered Round Pen. A Piped 1 1/4 Mile Race Track Wraps The Facility, Circling A Large Stock Tank. A 4 Bedroom Home And Smaller Two Bedroom Home Complete The Package. This Is An Amazing Must-See Facility With Tons Of Upside And Convenient Access To Dallas!!

1007 Ferris Ave | Waxahachie, TX 75165 | Ofc. 469-517-0012 | Fax 469-517-0015

Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Hi View
REAL ESTATE

Since 1972

Farm & Ranch, Commercial,
Investment Properties, Recreation Land and Homes

David Teeter
Cell: 214-649-3633
david@hiviewrealestate.com

Brett Hess
Cell: 214-207-543
brett@hiviewrealestate.com

BUILDING ONE THE ARENA



180' x 300' Covered Arena With Over 30' Height, Announcer Stand, Concessions, Roping Chute, Multiple Stall His And Hers Bathrooms. The Facility Has The Size With Minor Modifications To Host Large Events Including Roping, Barrel Racing, Pennings, And Reining. Premium Lighting For Night. For Events, There Are Vendor Poles With 30 And 50 Amp Service, And Large All-Weather Parking Area. This Property Has the Potential To Be A Premium North Texas Equine Event Center!



1007 Ferris Ave | Waxahachie, TX 75165 | Ofc. 469-517-0012 | Fax 469-517-0015

www.hiviewrealestate.com

Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Hi View

REAL ESTATE

Since 1972

Farm & Ranch, Commercial,
Investment Properties, Recreation Land and Homes

David Teeter
Cell: 214-649-3633
david@hiviewrealestate.com

Brett Hess
Cell: 214-207-5431
brett@hiviewrealestate.com

BUILDING TWO MASSIVE 98 STALL BARN



One Of The Best Stall Barns I Have Seen, Housing A Mix Of 98 10x10, 10x12, and 10x16 Mare Stalls. There Are Six Wash Racks, Vet Racks, Tack Rooms, And Several Offices, Creating A Haven For Multiple Trainers. The High Clear Height Creates A Healthy Environment With Good Air Flow. Simply Amazing!



1007 Ferris Ave | Waxahachie, TX 75165 | Ofc. 469-517-0012 | Fax 469-517-0015

www.hiviewrealestate.com

Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Hi View

REAL ESTATE

Since 1972

Farm & Ranch, Commercial,
Investment Properties, Recreation Land and Homes

David Teeter

Cell: 214-649-3633

david@hiviewrealestate.com

Brett Hess

Cell: 214-207-5431

brett@hiviewrealestate.com

BUILDING THREE



The Original Barn Holds A Manager's Office, 45 10 x 10 And Larger Stalls, Some Featuring Turn-Out And Done In Pipe. Attached, Covered Round Pen With Access To Outdoor Pens. Also Includes A Pole Sign And Plenty of Concrete Parking.



1007 Ferris Ave | Waxahachie, TX 75165 | Ofc. 469-517-0012 | Fax 469-517-0015

www.hiviewrealestate.com

Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Hi View
REAL ESTATE

Since 1972

Farm & Ranch, Commercial,
Investment Properties, Recreation Land and Homes

David Teeter
Cell: 214-649-3633

david@hiviewrealestate.com

Brett Hess
Cell: 214-207-5431

brett@hiviewrealestate.com

BUILDINGS FOUR AND FIVE



Two Homes Located On Property: 4/2 And Smaller 2/1. Both Homes Are In Need Of Some Remodel, But Have Good Bones And Features And Are Assets To The Property. Outbuildings Accommodate Both Homes.



1007 Ferris Ave | Waxahachie, TX 75165 | Ofc.
469-517-0012 | Fax 469-517-0015

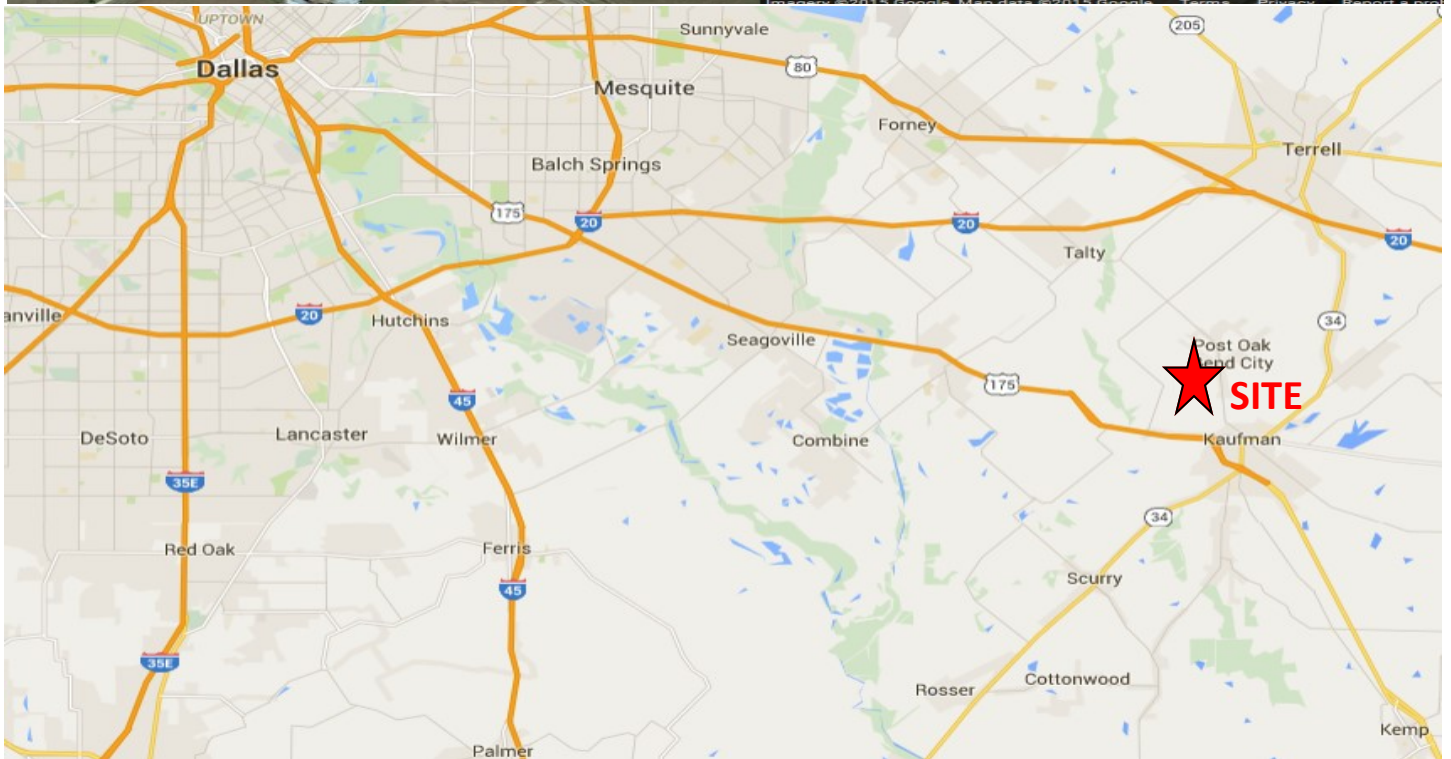
Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Hi View REAL ESTATE

Since 1972

Farm & Ranch, Commercial,
Investment Properties, Recreation Land and Homes

3142 FM 2578, Kaufman TX



1007 Ferris Ave | Waxahachie, TX 75165 | Ofc. 469-517-0012 | Fax 469-517-0015

www.hiviewrealestate.com

Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-938-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K

HiView Real Estate, 1007 Ferris Avenue Waxahachie, TX 75165

Phone: 214-207-5431

Fax: 469-517-0015

Brett Hess

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Gentle Ridge Lots