



PK Palo Pinto Ranch

Description:

PK Ranch has approximately 304 acres high fenced and is across the road from PK (Possum Kingdom) Lake on FM. 2353, Graford, TX 76449. It is located in Palo Pinto County. FM 2353 is one of the main roads that leads to boat ramps, dining, and lodging. The ranch offers many uses such as lake, game/cattle ranch, commercial usage, small acreage development potential, and has approximately 1.8 million cubic yards of sellable dirt. There is between 90 and 100 deer on the ranch with a potential of 30 to 40 fawns in 2014. The deer are $\frac{1}{4}$ northern with scores that run from 180 to 200 plus. The ranch also has 3 city water taps, high grass and is very thick with cedar, mesquite, and live oaks. It also has deer and protein feeders along with high rise stands. Mineral rights can possibly be bought.

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Deer:

A hunter was allowed to harvest 2 older bucks last year, at a price of \$10,000 each. They are expecting the same hunter to come back for 2 more this year at the same price. There are approximately 140 deer with 25-30 being big 5 year old bucks(200+ Class). There are 60-70 does with the remaining being young bucks. The ranch was bought and fenced 7 years ago, and he started adding new genetics annually. They are a 1/4 northern that have come from various reputable breeders. He has already paid for 2 new young bucks(300+ Class Genetics) that will be delivered in January. They are included in the sale.

Taxes:

Property is currently in Wildlife Exemption, which makes the taxes that same as if it were ag exempt.

Sales Price:

\$1,650,000



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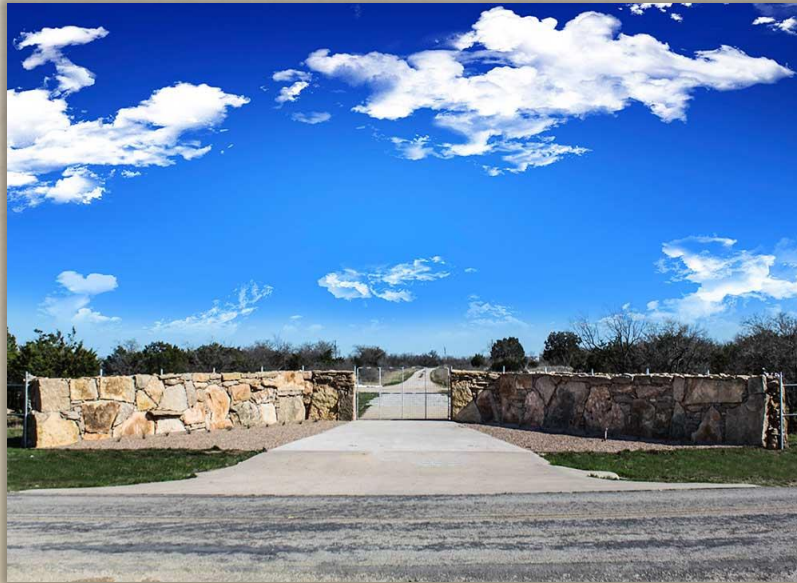
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Information About Brokerage Services

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, 512-936-3000 (<http://www.trec.texas.gov>)

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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 to the accuracy thereof, and the same is submitted subject to errors, omissions, prior sale or removal from the market without notice. Each office is independently owned and operated.

