



REAL ESTATE GROUP

FARM AND RANCH

integrity · knowledge · results

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



221 Acre Ranch

851 Logans Run Rd ~ Perrin, TX



COMMERCIAL
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R
REALTOR

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CCIM



851 Logans Run Rd

Perrin, TX



FARM AND RANCH

PROPERTY DESCRIPTION

Key Points:

- ✓ 221 acres
- ✓ 2,924 sf home, built in 2003
- ✓ 3 bedrooms, 3 baths, 3 car carport
- ✓ 3 ponds

Location:

Conveniently located approximately 50 minutes from Fort Worth in the Northwest portion of Parker county. From Weatherford, go North on FM 920 to FM 1885. Turn left onto FM 1885 and continue for about 9 miles. Turn right onto FM 52 for 4 miles until you reach Whitt. Continue straight on Main Street and then turn right on North Whitt Rd. After traveling 1.2 miles, turn left onto Logan's Run Rd. Property will be 3/4 mile on the left.

Utilities:

Water well, Aerobic septic system

Price:

\$2,500,000

Terms:

Cash to Seller at Closing

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 Information:

Gorgeous Horse and Cattle Ranch with gently rolling improved grasses and scattered post oaks. Custom 3,100 sq. ft. Austin Stone home features 3 bedrooms, 3 full bathrooms, 2 covered porches, and a 3 bay covered parking area. The interior is an open concept with a large family room, 20' ceilings, and a stone fireplace. Kitchen is total electric with granite countertops, beautiful wood cabinets, built-in dishwasher, microwave, and stove. Master bedroom is oversized with a separate entry, and a large master bath. The master bath features a walk-in shower, soaking tub, and dual lavatories. There is a beautiful wood staircase that takes you up to the balcony that overlooks the great room downstairs. Upstairs you will find a nice office, and a third bedroom with its own bathroom. There is also a balcony off the back of the home that allows you to take in the beauty of the great ranch.

Water is provided by a water well that has 2 each 2500 gallon storage tanks, and a very elaborate reverse osmosis system assures you that the water coming into the home is perfect for all your needs. 40x100 horse barn features 9 stalls with automatic waters, a nice sized tack room, and an apartment for the occasional guest or ranch employee. Across from the hay barn is another nice metal structure that measures 35x100. This building, complete with a nice concrete floor shop, provides cover for all you trailers and equipment. There are also 4 large covered traps that share a large turn out for your horses.

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PROPERTY DESCRIPTION

Property Information Continued:

Ranch also has an excellent set of cattle pens with a Filson squeeze chute and loading chute. There is also a 2nd set of working pens at the back of the ranch to assist with your cattle operation. All of your hay can be kept out of the elements in the 45x85 all metal, free span hay shed.

There are 3 very nice ponds on the property. The largest one has a really nice covered dock. Fences are in excellent condition. The fences around the house and barns are constructed of pipe and sucker rod, with the pasture fences being barbed wire with steel post. Property is cross fenced into 6 large pastures for easy rotation. This turn key ranch is a must see!

Nearest Cities:

Whitt – 2.20 miles
Poolville – 12.24 miles
Mineral Wells – 13.13 miles
Graford – 15.49 miles
Jacksboro – 20.32 miles
Weatherford – 25.18 miles
Fort Worth – 50.52 miles

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FARM AND RANCH

PROPERTY PHOTOS



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851 Logans Run Rd

Perrin, TX

CLARK REG FARM AND RANCH

PROPERTY PHOTOS



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851 Logans Run Rd

Perrin, TX

RG FARM AND RANCH

AERIAL



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851 Logans Run Rd

Perrin, TX

CLARK REG FARM AND RANCH

MAP



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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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