

FOR SALE

Horse Farm

House with 5 Acres

Oglesby, Coryell County, TX 76561

\$89,900

For a virtual tour and investment offering go to: <http://www.texasfarmandranchrealty.com/5acreswithhouse>



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Property Highlights for 5 Acre Horse Farm Oglesby, Texas

Location - The property is located at 1705 CR 269 Oglesby, Texas 76561. From McGregor, Texas go 7.8 miles on US-84 to FM 185. Go right on FM 185 for 0.8 miles to CR 269. Go left on CR 269 for 2.5 miles and the property is on the right.

Acres – 5.10 acres according to the Coryell CAD Interactive Map

Improvements – Includes, 1) pre-manufactured home with 960 sq. ft. of living area, 2) detached carport, patio decking and covered hot tub, 3) storage shed with double doors, 4) horse barn with storage and a fenced horse run to stall 2 – 4 horses and 5) perimeter fencing around the entire property with several areas of cross fencing. The 3 bedroom 2 bath home is white with black shutters and has ceiling fans, central heat and a/c. Entry from the front of the house is into a den which is open and leads to a kitchen with a breakfast nook, range/stove, refrigerator and micro-wave. Back entry is from decking with steps that lead into the kitchen where there is also entrance into a utility room with hook ups for a washer and dryer. From the den you can go to the master bedroom with entrance to a bathroom with double vanities, a tub, separate shower and walk in closet. On the opposite end from the den, there are 2 guest bedrooms with closets and a bath with a tub/shower combo.

Utilities – The property is served by Heart of Texas Electric Coop and Coryell County Water. The Septic is maintained by Hot Solutions.

Topography – Flat with beautiful views of the surrounding terrain.

Current Use – Property is vacant due to the age of owner who made the property her home and operated the land as a horse farm.

Ground Cover – Approximately 5.10 acres with an estimated 60% ratio of open land with native grasses and 40% tree and scrub coverage.

Minerals - Owner does not own any minerals.

Showings – By appointment or combination entry. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at showings.

Price - \$89,900.00



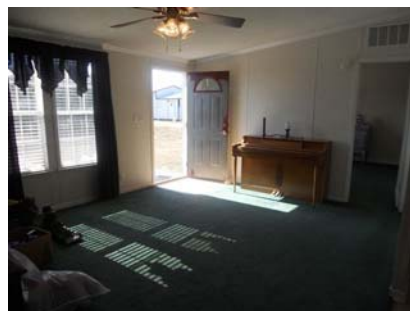
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Home Views



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Land Views



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Property Aerial Images



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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>)

TREC No. OP-K