



# LIBERTY LAND & RANCH

FARM & RANCH BROKERAGE ★ LAND & RANCH DEVELOPMENT ★ WILDLIFE MANAGEMENT

INFORMATIVE OFFERING:

## PATHWAY TRAILS RANCH

335.577 ACRES - ANDERSON COUNTY, TEXAS

\$1,323,250



CODY HARRIS  
903-948-1641 CELL  
214-548-0902 OFFICE  
CODY@LIBERTYLR.COM

[WWW.LIBERTYRANCHES.COM](http://WWW.LIBERTYRANCHES.COM)



# PATHWAY TRAILS RANCH

At over 335 acres, The Pathway Trails Ranch, located in East Texas near the community of Elkhart, is an incredible all-in-one property featuring a +/- 7-acre newly constructed lake; the year-round Box Creek, which meanders for over half a mile through the ranch; rolling terrain with both gentle and drastic elevation changes; and sculpted pastures and meadows dotted with towering Oak trees providing outstanding views and several picturesque home sites. The ranch also boasts an excellent duck marsh and miles of ATV trails. Pathway Trails Ranch is the ideal all-around showcase ranch, perfect for hunting, fishing, recreation, and building your dream home.



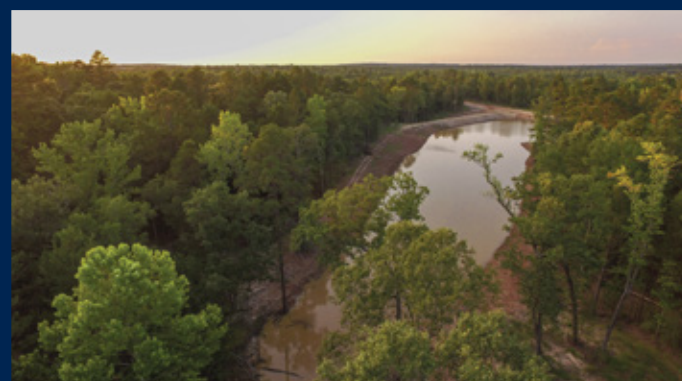


# PATHWAY TRAILS RANCH

*The Lake*



Newly constructed and filled with water, the lake was built in the shape of a horseshoe and features a wooded peninsula perfect for a tranquil picnic spot. Estimated to be around 7 surface acres in size and over 20' deep.





# PATHWAY TRAILS RANCH

## Box Creek

Box Creek meanders through the ranch twice. The northern crossing features several beautiful waterfalls with above-average flow and branches out to create a duck marsh.



### **HABITAT, TOPOGRAPHY & IMPROVEMENTS:**

The ranch is approximately 65% wooded with a variety of mature species including Post Oak, Red Oak, White Oak, Sweetgum, American Elm, Cedar, native Pecan, and native pine; and 35% upland pasture sculpted in a "fairway" style with mature oaks left scattered throughout them. With an abundance of water, the ranch offers a virtually unlimited supply of resources for both wildlife and livestock. The ranch supports populations of whitetail deer, feral hogs, and migratory waterfowl along with other non-game species and varmints.

The topography of the ranch consists of gentle to steep rolling hills with an elevation change of approximately 120' and elevations ranging from 260' - 380' above sea level.

Along with the sculpted pastures and new lake, miles of ATV and vehicle trails have been created throughout the ranch with a heavy-duty bridge allowing you to cross the creek. In addition, a new 5-strand barbed wire fence has been built around the perimeter.

The current site of a seasonal pond creates the potential for another lake site on the westernmost side of the ranch. One of the best home sites would overlook this future lake.



# PATHWAY TRAILS RANCH

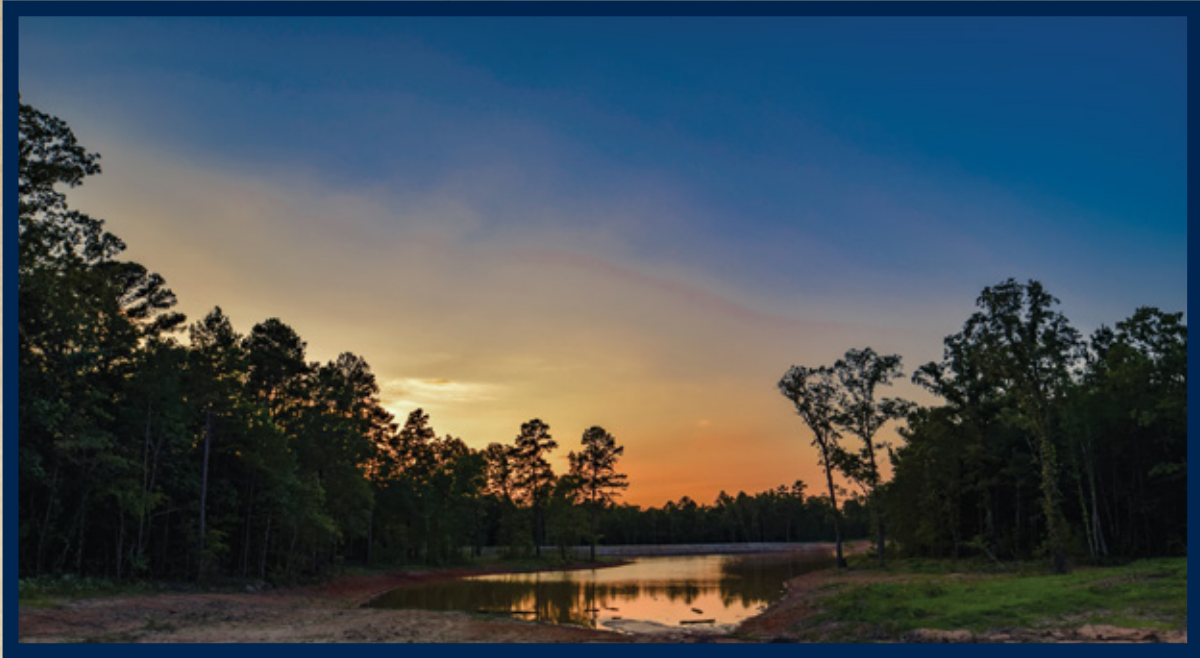
## ADDITIONAL PHOTOS:





# PATHWAY TRAILS RANCH

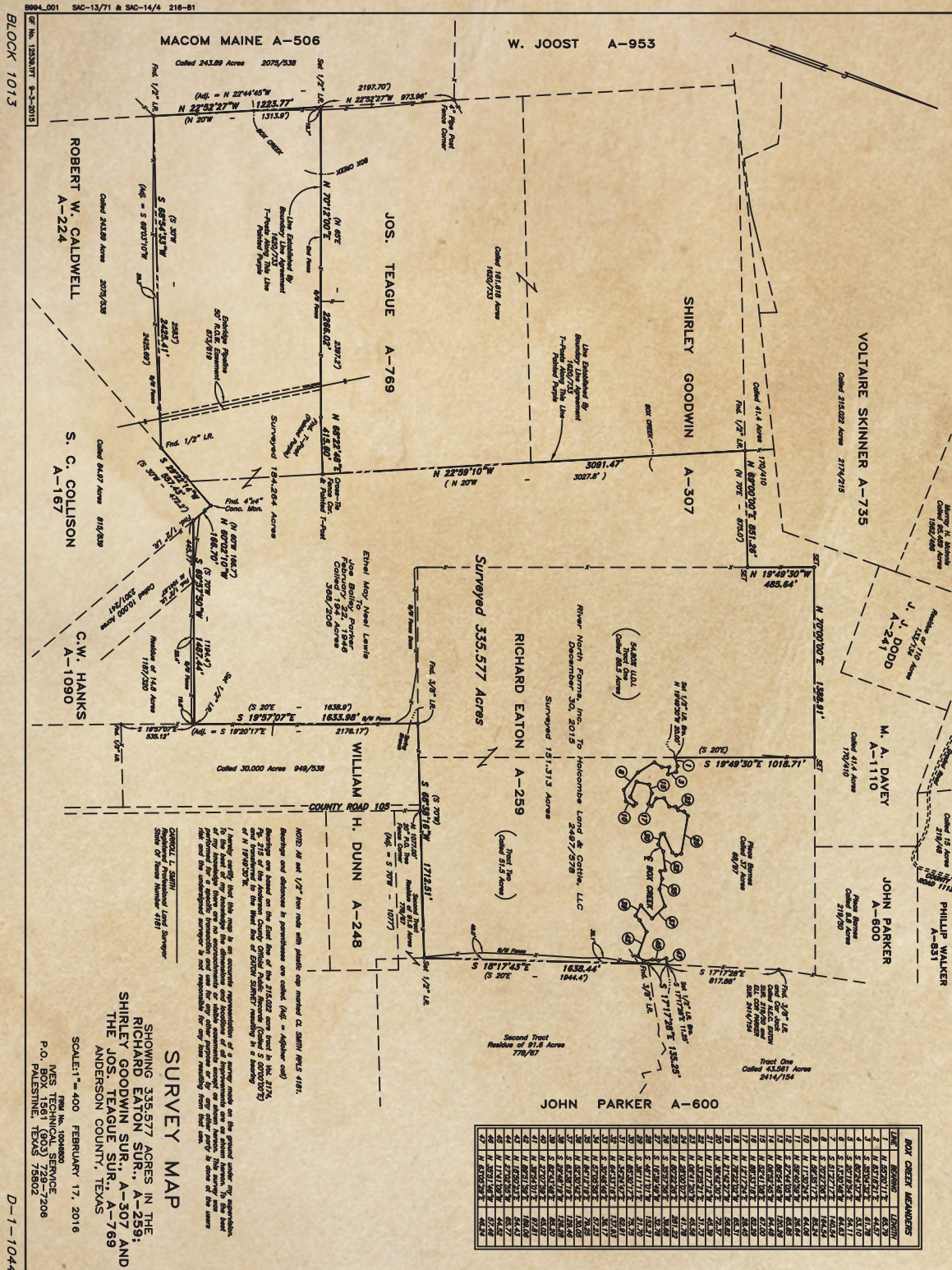
*ADDITIONAL PHOTOS:*





# PATHWAY TRAILS RANCH

## SURVEY:

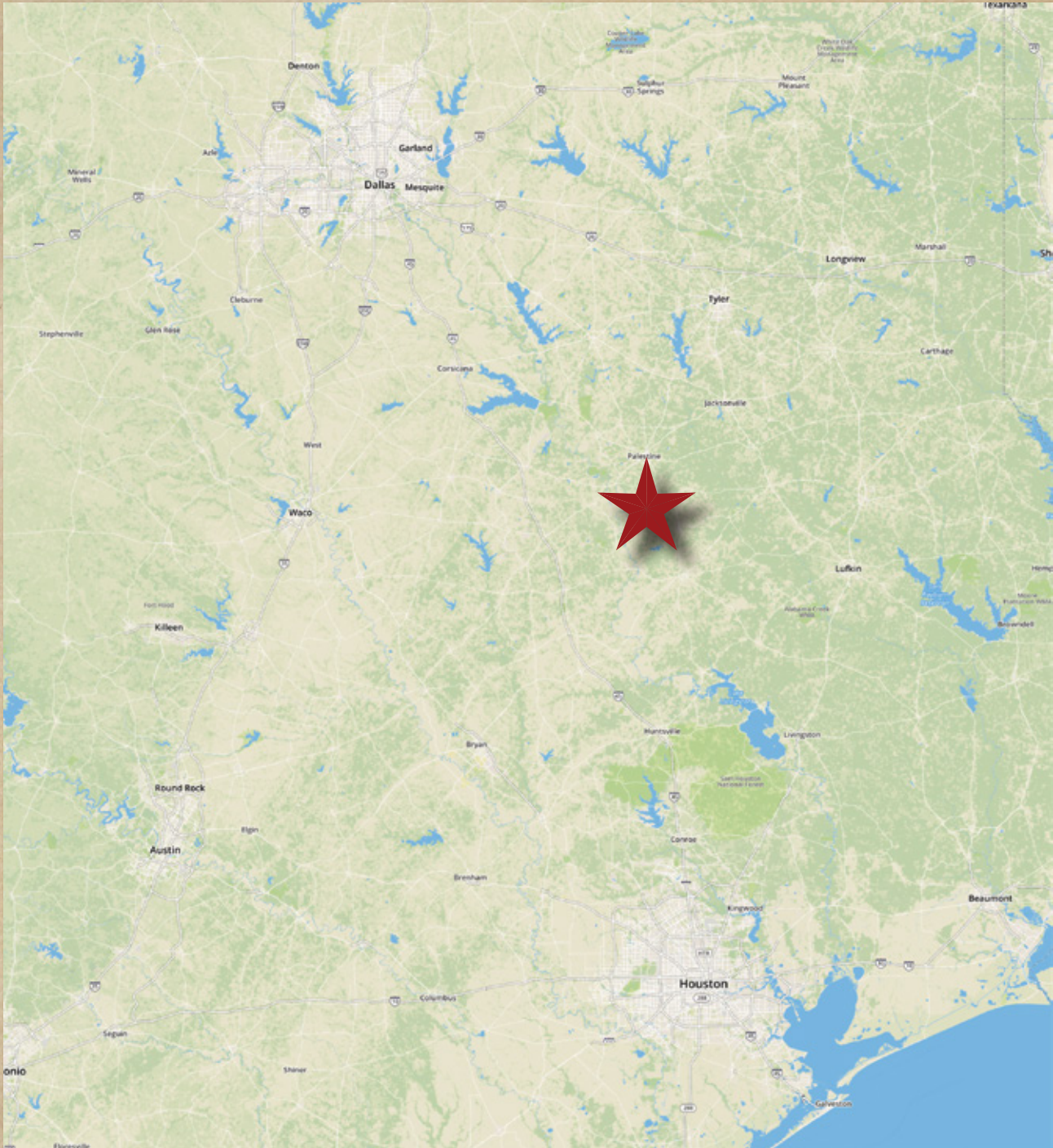




# PATHWAY TRAILS RANCH

## **LOCATION:**

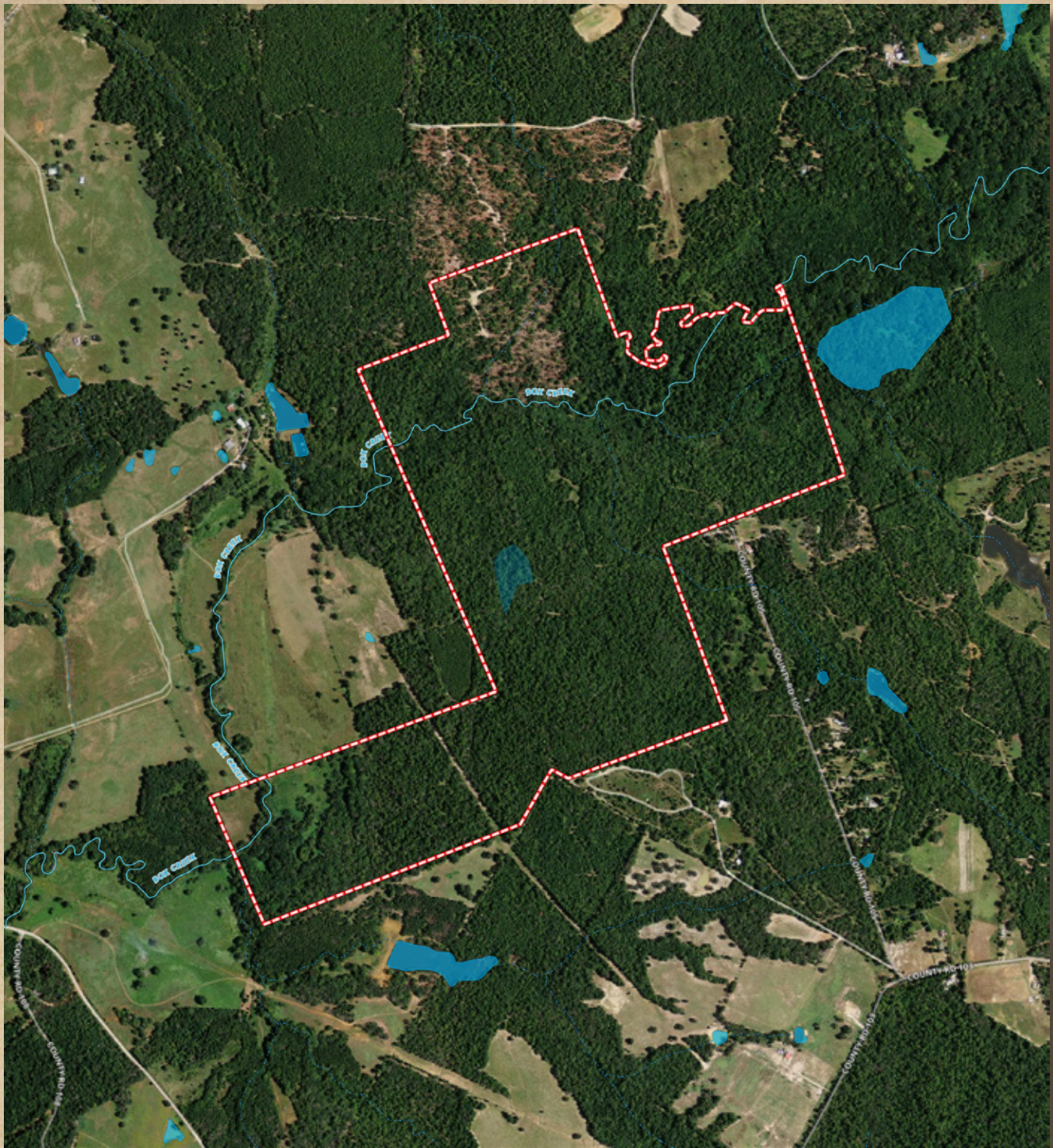
The property is located on the almost equidistant to Dallas and Houston, being 112 miles from The Woodlands and 120 miles from Dallas. A short 15-minute drive takes you to the City of Palestine, with shopping, hospitals, and entertainment.





# PATHWAY TRAILS RANCH

**AERIAL MAP:**

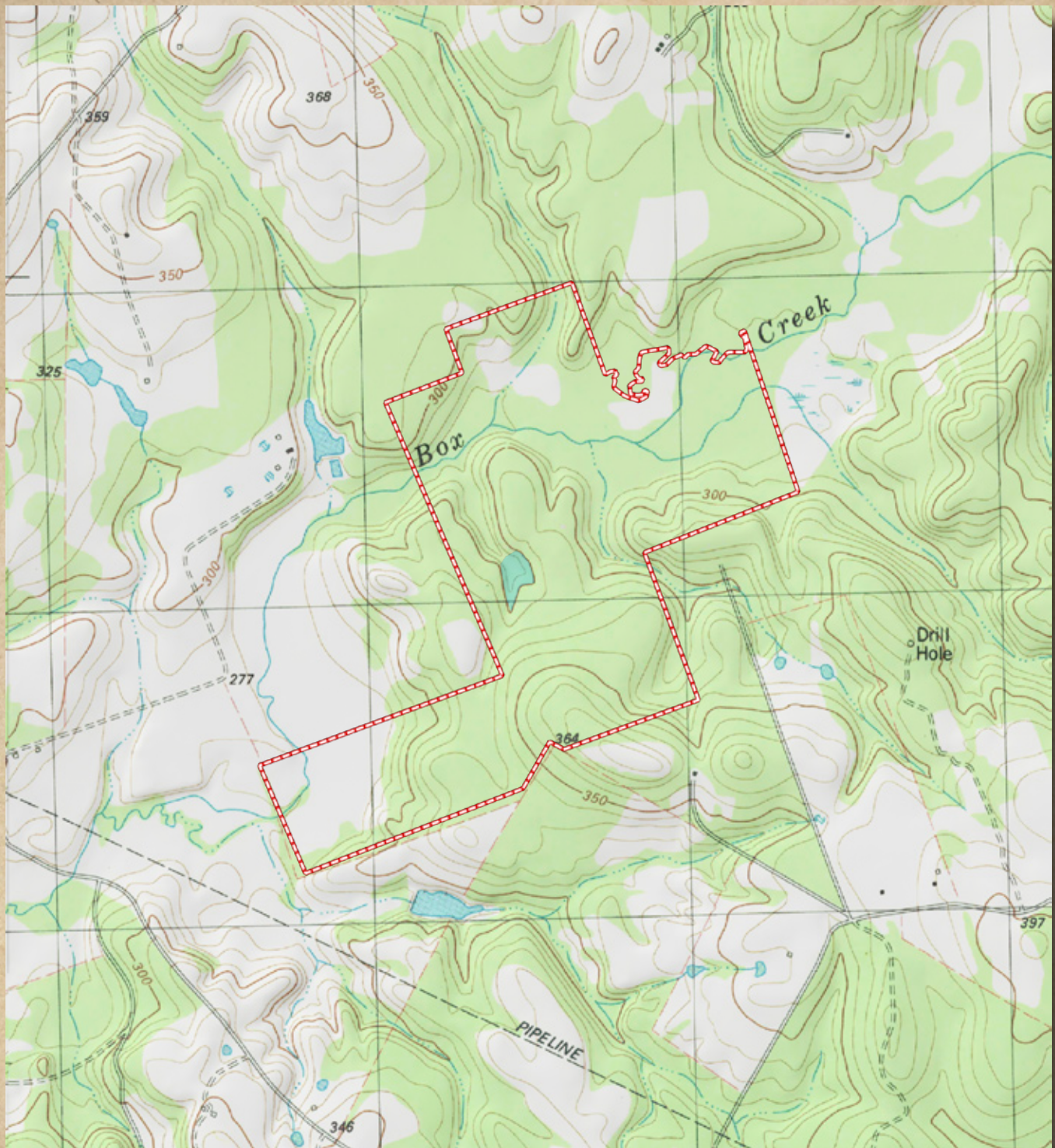


**NOTE: This aerial map DOES NOT reflect the improvements made to the ranch, including pastures, lake and roads.**



# PATHWAY TRAILS RANCH

## TOPOGRAPHICAL MAP:





# PATHWAY TRAILS RANCH



## 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.*

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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