



The Ranches of New Authon

TBD RONA LANE

Weatherford, Texas

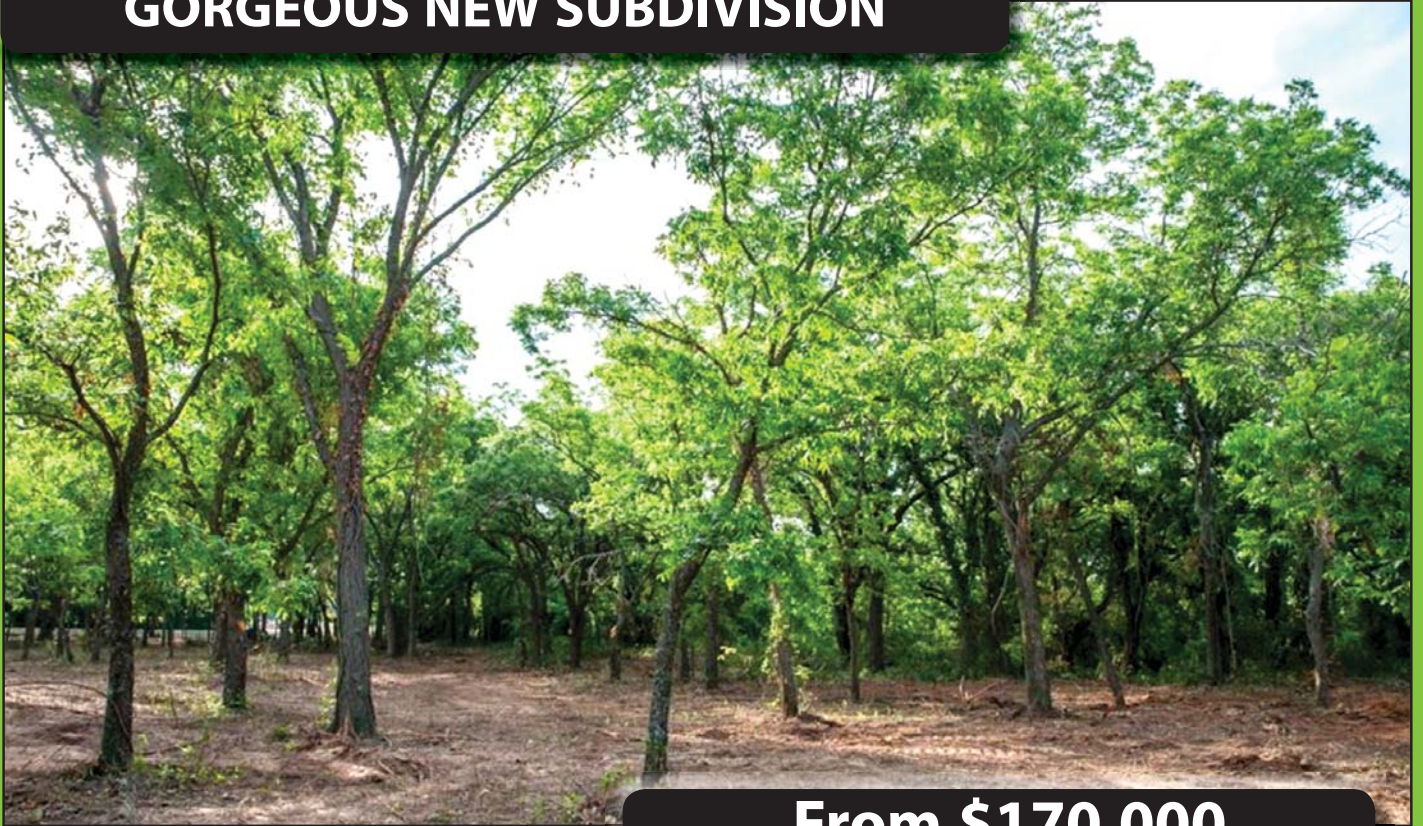
CLARK

FARM AND RANCH

REAL ESTATE GROUP



GORGEOUS NEW SUBDIVISION



From \$170,000



- ◆ Paved county road
- ◆ New subdivision with NO HOA
- ◆ Ag exempt

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice. Each office is independently owned and operated.

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PROPERTY DESCRIPTION

Location:

From Weatherford, Take 920 towards Peaster. Turn Left on FM 1885, and then Left on New Authon Rd. Then Take your first left on Cabaniss Lane, and the Rona Lane will be on your right. This is the first tract on Left.

Property Information:

Welcome to the Ranches of New Authon! Gorgeous new Subdivision conveniently located only minutes northwest of Weatherford, with NO HOA! Sandy loam soil, scattered trees and rolling terrain make this property ideal for even the finicky buyer to build the home of their dreams. Property is currently ag exempt, and the developer is working diligently to develop each lot into their highest potential. These first class home sites will be along a PAVED county road and will have electricity to each site. They will also be under brushed with trimmed trees, so that they are ready to build!

LOT 1 – \$175,253

LOT 2 – \$170,017

LOT 3 – \$170,017

LOT 4 – \$170,034

LOT 5 – \$170,017

LOT 6 – \$200,549

LOT 7 – \$184,569

LOT 8 – \$182,002

LOT 9 – \$176,001

LOT 10 – \$153,210

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PROPERTY DESCRIPTION

Rising from the rubble of a Texas town once called Authon, Texas, are **The Ranches of New Authon**, an exclusive development nestled in the heart of Parker County on Cabaniss Lane, half-way between New Authon and Old Authon Road.

While the town of Authon was quite small, it carries a good bit of Parker County history. Settlement for Authon, Texas began in the 1870's. Authon was home to many pioneer area settlers and farmers. With cattle drives sending cattle north through Texas on the Chisolm Trail and on into Kansas, surely many cowboys found themselves crossing through Parker County and finding the need to stop in towns like Authon for essentials. It has also been said that this area was known to have Indians roaming the area who, for the most part, were not known to be fond of the cowboys and local citizens of Authon. As a result, there were often scrimmages between the Indians and "locals" of the area. In one documented case, Linn Boyd Cranfill, the 15-year-old son of Authon citizen, Isom Cranfill was ambushed by the Indians and is buried in the Authon Cemetery which is still active and serves as the final resting place for many pioneer area settlers.

Authon applied for a post office in 1882 under the name of Arthur. It is unknown why, but postal authorities substituted the name Arthur for Authon. By the 1890's Authon was home to 75 residents served by 3 churches, 1 public school, a blacksmith shop and a general store. Local farmers would process their cotton in the town's steam gin. Unfortunately, by 1904 postal service to Authon was discontinued and the population continued to dwindle. In 1990, the population was recorded as a mere 5 residents.

While cowboys no longer drive cattle through the area, the school walls no longer surround rambunctious children and cotton is no longer processed in the steam gin, there is a new breath of life being blown into what was once the town of Authon. **The Ranches of New Authon** will bring new family ranches and homes to the area. With parcels studded with century old oak trees, rolling hills and stunning views, **The Ranches of New Authon** is sure to appeal to those who are seeking to own a stunning setting for their future dream home, horse ranch or family acreage to call home.

If you haven't yet had the opportunity to visit this stunning, yet charming development, please call Stephen Reich of Clark Real Estate Group for a private showing. Stephen can be reached at (817) 597-8884.

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PROPERTY PHOTOS



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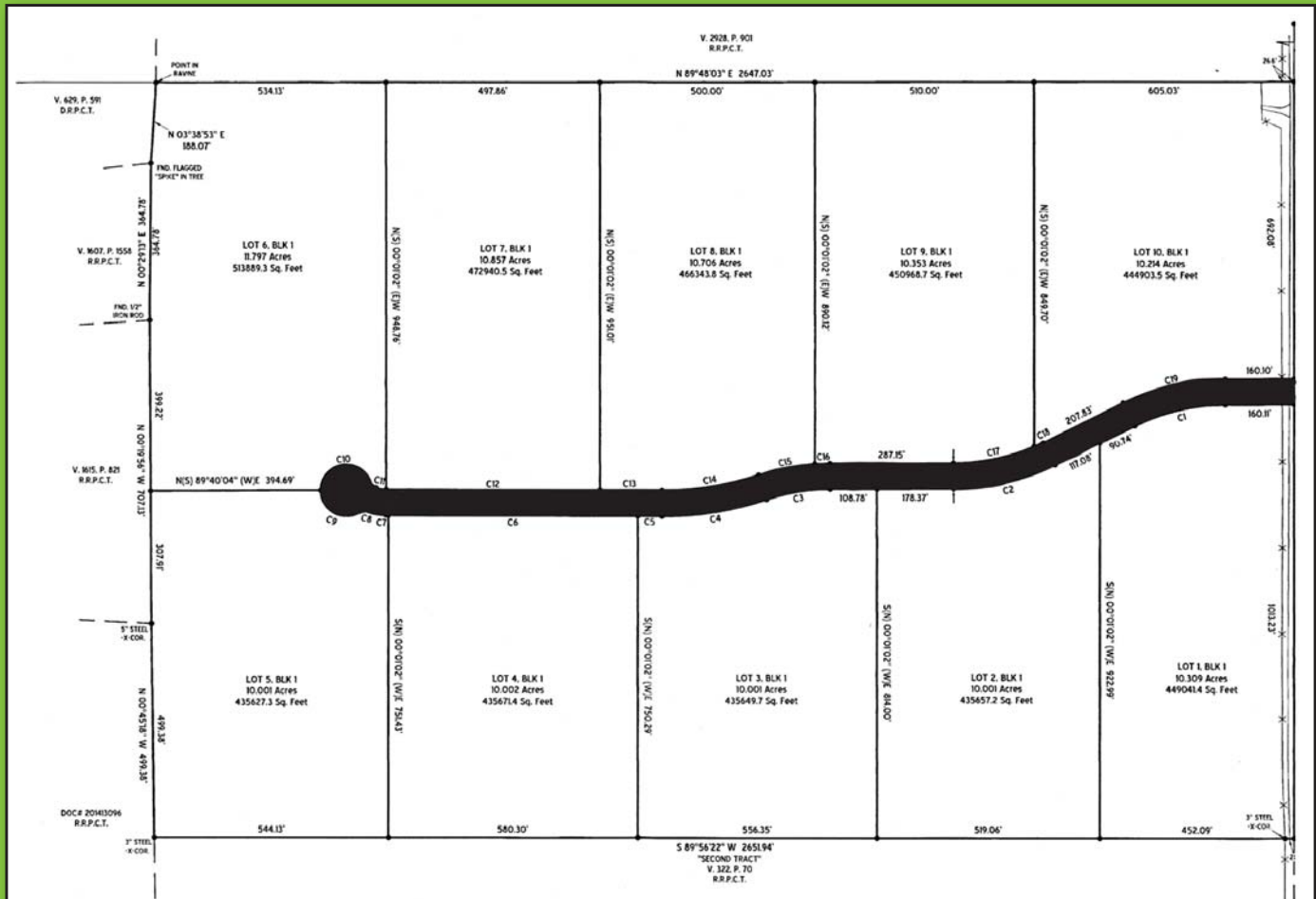
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SURVEY



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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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

<u>Clark Real Estate Group</u>	<u>590750</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Tim Clark</u>	<u>516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Tim Clark</u>	<u>516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Stephen Reich</u>	<u>585089</u>	<u>stephen@clarkreg.com</u>	<u>(817) 597-8884</u>
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

TAR 2501

IABS 1-0

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Stephen Reich

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