



FARM AND RANCH

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

STATION BRANCH RANCH 8601 CLEBURNE HWY – GRANBURY, TEXAS



\$3,900,000

- ◆ 333 +/- acres
- ◆ 4,312 sf / 3 bedroom / 2.2 bath
- ◆ 2 live water creeks, 5+ acre lake
- ◆ 6 stall barns, 2 round pens
- ◆ Pool & hot tub
- ◆ 2 bedroom manager's home



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PROPERTY INFORMATION

Price: \$3,900,000

Location:

Conveniently located within 40 miles of downtown Fort Worth. From Fort Worth, take Hwy 377 towards Granbury. Before coming into Granbury, turn Left on FM 167 also known as Fall Creek Hwy, towards Acton. Continue South thru Acton, and turn Left onto FM 4, also known as Cleburne Hwy. Continue on FM 4 for 3.7Miles. Property is on the Right.

Property Overview:

Enjoy a rare opportunity to purchase an exquisite ranch laced with 2 flowing creeks, stunning hardwood trees, and a five-plus acre lake. Pulling through the ranch entry you will begin your journey down the drive flanked with Kentucky Derby board fencing welcoming you into the scenic ranch and onwards towards the main home. Be sure to take note of the beauty of the flowing creeks lined with hardwood trees that have been magnificently manicured. As you pass the lovely French Country Main home, your eyes will be enlightened to see the sparking blue waters of a five-plus acre lake. This lake is the largest of the four water reservoirs on the property appointed with a nice cabin and a boat ramp. The property has multiple locations where you can gaze across the most spectacular views of this magnificent ranch.

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Utilities:

This ranch is well equipped with 4 water wells. The main well is approximately 600 feet deep and has a 2500 gallon water storage facility. There are 2 additional wells that are approximately 300 feet deep and one of them also has a 2500 gallon storage tank. The fourth well is a shallow well that is pumped by a windmill. There are 3 conventional septic systems on the property.

Topography:

Great rolling hills with some amazing views from the tops of the hills. The lower portions of the property, adjacent to the creeks, are level and feature great fertile soil.

Schools:

Property is located in the Granbury ISD. Your children will attend Acton Elementary, Acton Middle School, and Granbury High School.

Taxes:

Property is Ag Exempt and the taxes are approximately \$12,355 per year.

Terms:

Cash to Seller at Closing

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FACILITIES

The ranch has been developed very well with 2 entries serving their specialized purpose. The primary entry takes you to the main home via paved road, leaving a secondary entry to service the horse and cattle facilities, as well as the ranch manager's home. As you start down this entry, you will notice a small log cabin located off to your left in one of the lush paddocks. This restored cabin is a rare treat as it has been on the property since the civil war.

Your ranch manager will be pleased to move into this cozy 2 bedroom home. Adjacent to the ranch manager's accommodations, you will find a very well designed 6 stall horse barn. There isn't anything lacking here for the rancher, despite their interest. In this barn there is also an office with restroom, tack room, and a workshop.

In addition to this generous horse barn, there are also 2 round pens and a great set of cattle pens. To complete this facility, there are several outside horse runs and a 100' x 25' equipment/hay storage accommodation. Station Branch ranch has everything necessary to be a full functioning ranch for any level of rancher.

Words and pictures will never be able to give this fabulous property the credit it is due, it is truly a must see!

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MAIN HOME AMENITIES

The main home features French Country styling that welcomes you to come inside. Once inside, you are welcomed into large living room with gorgeous exposed beams and a large fireplace. From the living room you make your way into the formal dining room with a built-in China Hutch and full length windows to peer out on to the ranch below. The kitchen is any chef's dream with a 6 burner commercial grade stove, double ovens, large stainless steel built-in refrigerator and large pantry. Along with the beautiful master suite, the home has 2 additional oversized bedrooms, 2 luxurious bathrooms, and a large bonus room above the 2 car garage to complete this 4,312 square foot home.

Once in the back yard of the home you will see a swimming pool that welcomes everyone. You can't help but notice all the attention to detail. As you step up to get into the attached spa, you see that this is another wonderful place to be amazed by the views of this ranch. The pool designers took great pleasure in laying everything out for maximum entertainment and relaxation. Adjacent to the lake you will find a 45x40 metal building for the storage of all your toys. You will also notice that this is where the guest house is located.

This home was built many years ago, but has been updated without losing that country farm feel. This 2 story home has 2 living areas, 3 bedrooms, 2 full and 2 half baths, with two wood burning stoves, and a large wrap around porch.

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PROPERTY PHOTOS



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AERIAL



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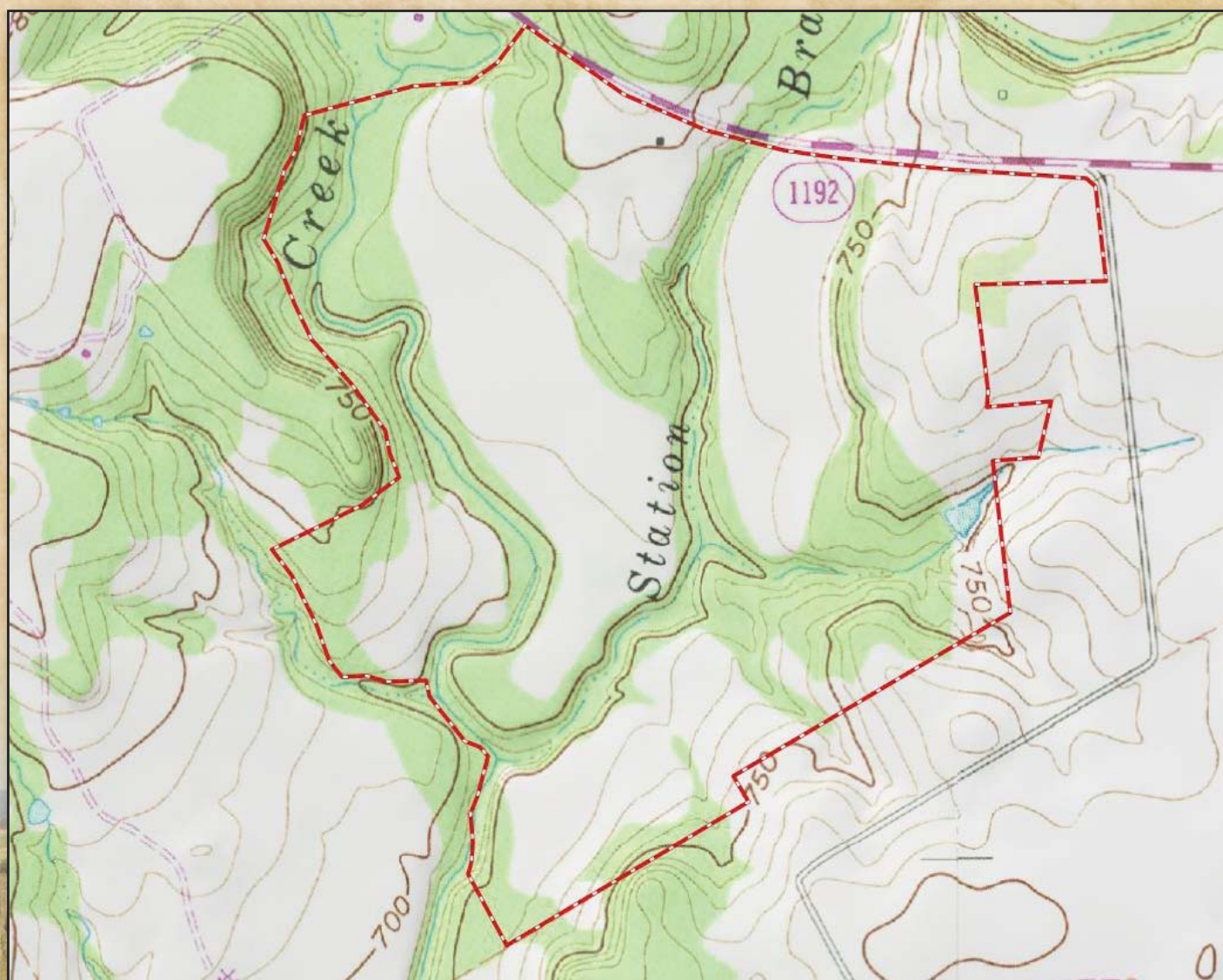
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TOPOGRAPHY



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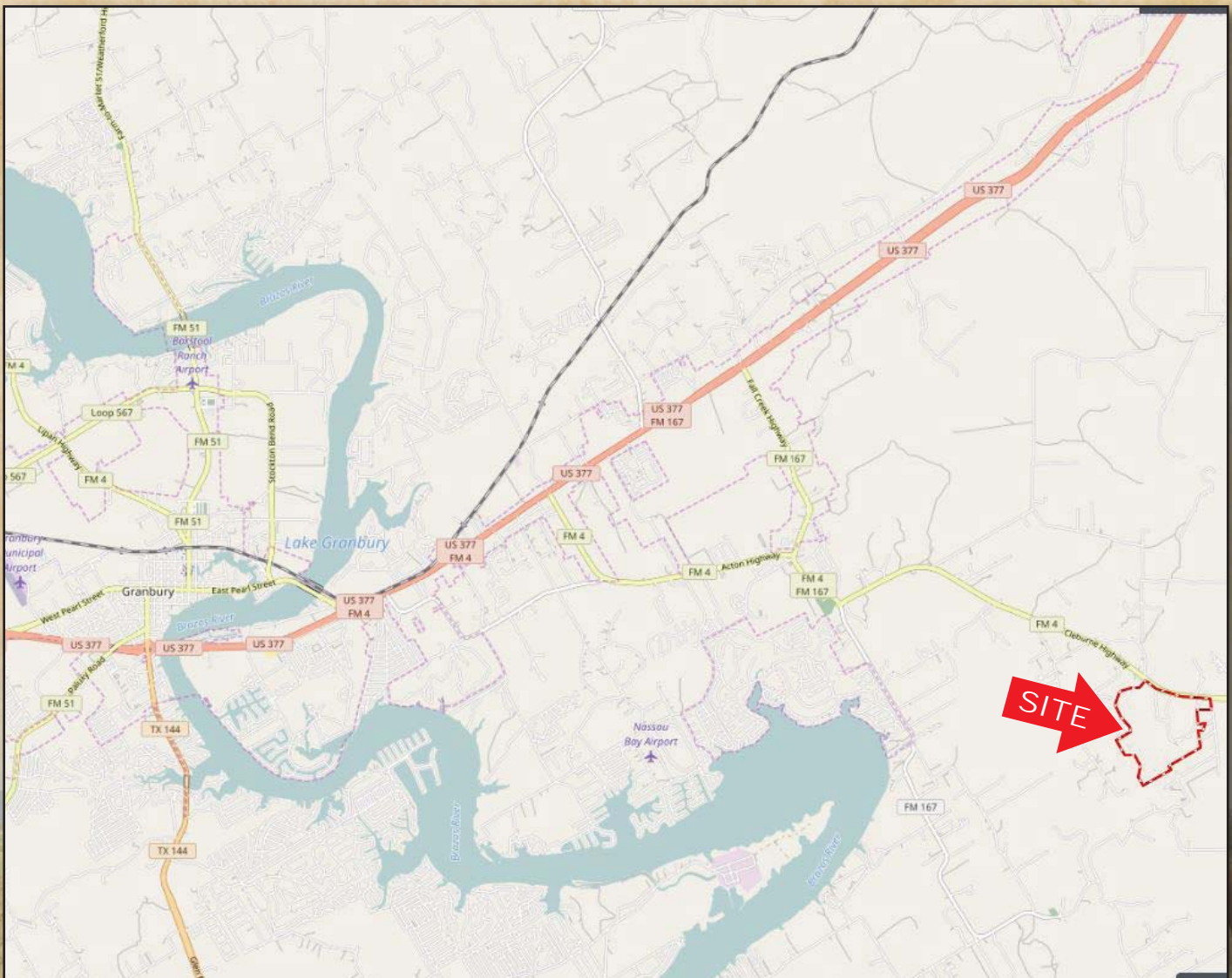


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LOCATION MAP



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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>
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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

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