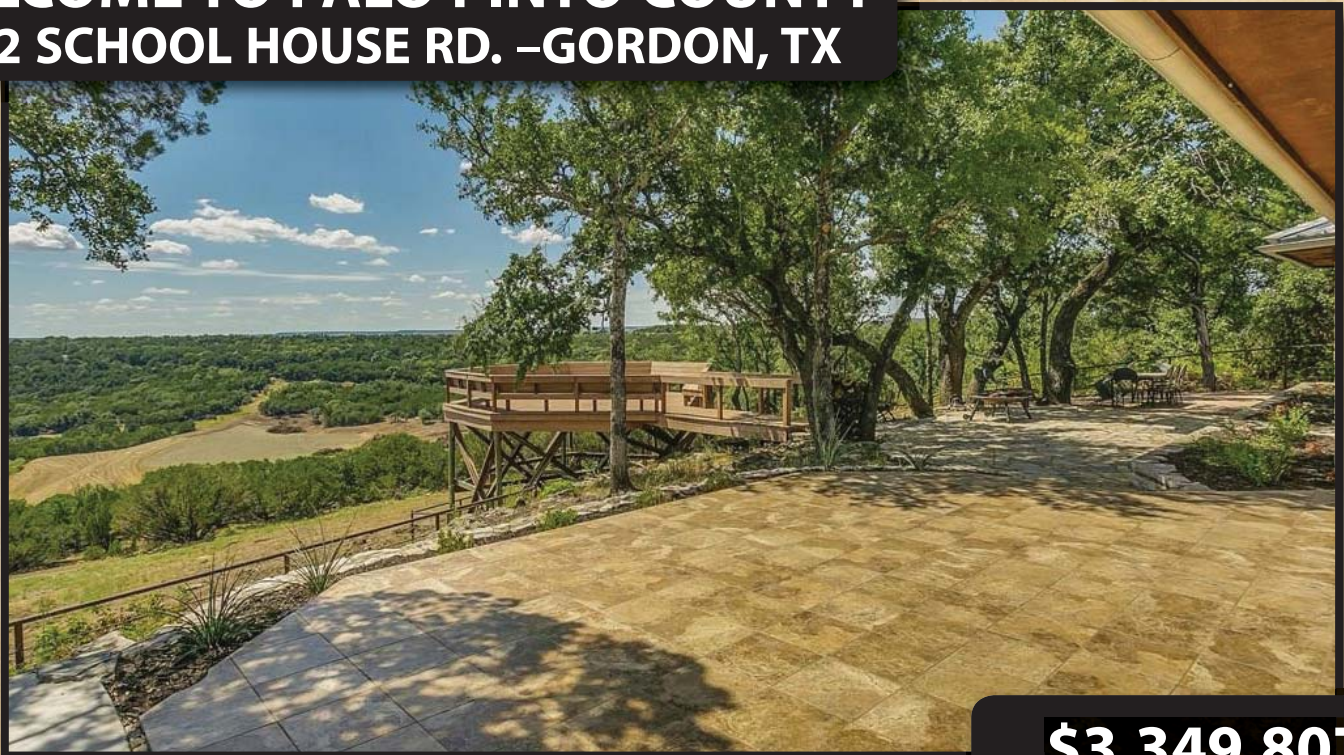




FARM AND RANCH

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

WELCOME TO PALO PINTO COUNTY
952 SCHOOL HOUSE RD. –GORDON, TX



\$3,349,807

- ◆ 572 +/- Acres
- ◆ 2,037 sf / 3 bedroom / 2 bath
- ◆ New 14 Acre Lake
- ◆ 8 Tanks/Ponds
- ◆ 4 Barns
- ◆ Private Grass Landing Strip



Stephen Reich | Mobile: 817-597-8884 | Email: stephen@clarkreg.com

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PROPERTY INFORMATION

Location: Conveniently located within 75 miles of downtown Fort Worth, and less than 2 hours from Dallas. Go west on Interstate 20 until reaching the 373 Exit, Hwy 193. Take 193 towards Gordon, and turn Right on FM 919 once coming into town. Go north on FM 919 for approximately 10.3 miles and turn left onto School House Rd. Property will be on you left approximately 1 mile west of FM 919

Property: This one of the most fantastic ranches within 1.5 hours of the DFW Metroplex. With elevations ranging from 994 to 1225, this ranch has the perfect habitat for all sorts of wildlife. Whitetail deer, turkey, dove, and feral hogs are plentiful. Water is not a problem either. The ranch is provided Co-Op Water from Palo Pinto Water Department, and features a 50,000 water catch system as back-up, and is currently being used for irrigation of the lawn. There are also 8 different ponds scattered about the property that are stocked with bass and catfish. In addition to the 8 ponds there is also a newly constructed lake that will be the highlight of this ranch once it is full of water. The lake is designed to be over 30 feet in depth and will cover over 14 acres when full. This will be ideal for water sports, fishing, and perfect for waterfowl! The ranch is plentiful with Oak, and Elm, in addition to Juniper and some Mesquite. There are different cultivated fields for sunflowers and winter wheat, and improved grasses make this a great cattle ranch as well as recreational ranch. Highly improved roads throughout the ranch make this property very easy to navigate.

Amenities: There is one magnificent home on the ranch. This home is perfect placed towards the southern end of the ranch and is perfectly perched up on top of one of the main hills. This 2037 square foot home features 3 bedrooms and 3 bathrooms and a 2-car garage complete with a wine cellar. The open concept home features plenty of windows on the back side so you can constantly enjoy the views that make this place magical. From the back porch you can walk out onto a viewing platform that overlooks the remainder of the ranch, and the newly constructed lake. The views from here are breathtaking.



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Facilities: The ranch is laid out very well with 2 entries from School House Road. The main entry will take you directly to the main home. As you pull up you will notice a private grass runway that is approximately 2700 feet in length, and horse barn with stalls and runs. The ranch also has multiple large shops with concrete floors, and a tremendous amount of covered parking for storage of all your toys and farm equipment. The second entry provides direct access to the cattle working facilities and 2 of the large barns. The covered cattle working pens are second to none and will surpass the expectations of even the pickiest of cattlemen.

Minerals: Seller does own some minerals and they are negotiable. Owner is currently receiving approximately \$20,000 in royalty payments.

Utilities: One of the unique features of this ranch is that it does have coop water. It also features a 50,000 gallon water catch system for back up. It has its own septic system.

Topography: Varied terrain with elevation ranging from 994 to 1225. Tons of hardwoods with scattered Juniper and Mesquite. Native grasses and improved greases with 20 acres in cultivation.

Schools: Gordon ISD

Taxes: Approximately \$4,600 with Ag Exemption

Price: \$3,349,807

Terms: Cash to Seller at Closing



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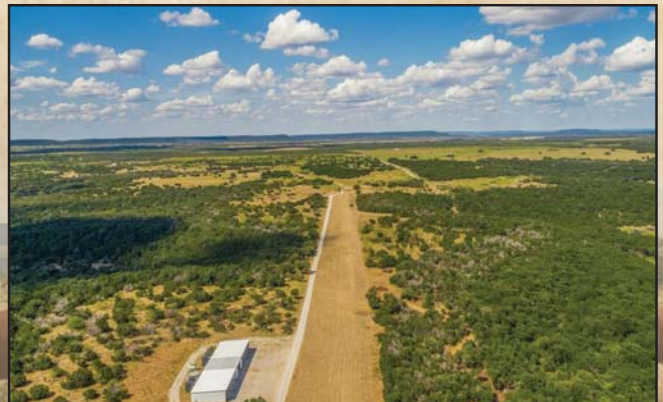


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PROPERTY PHOTOS



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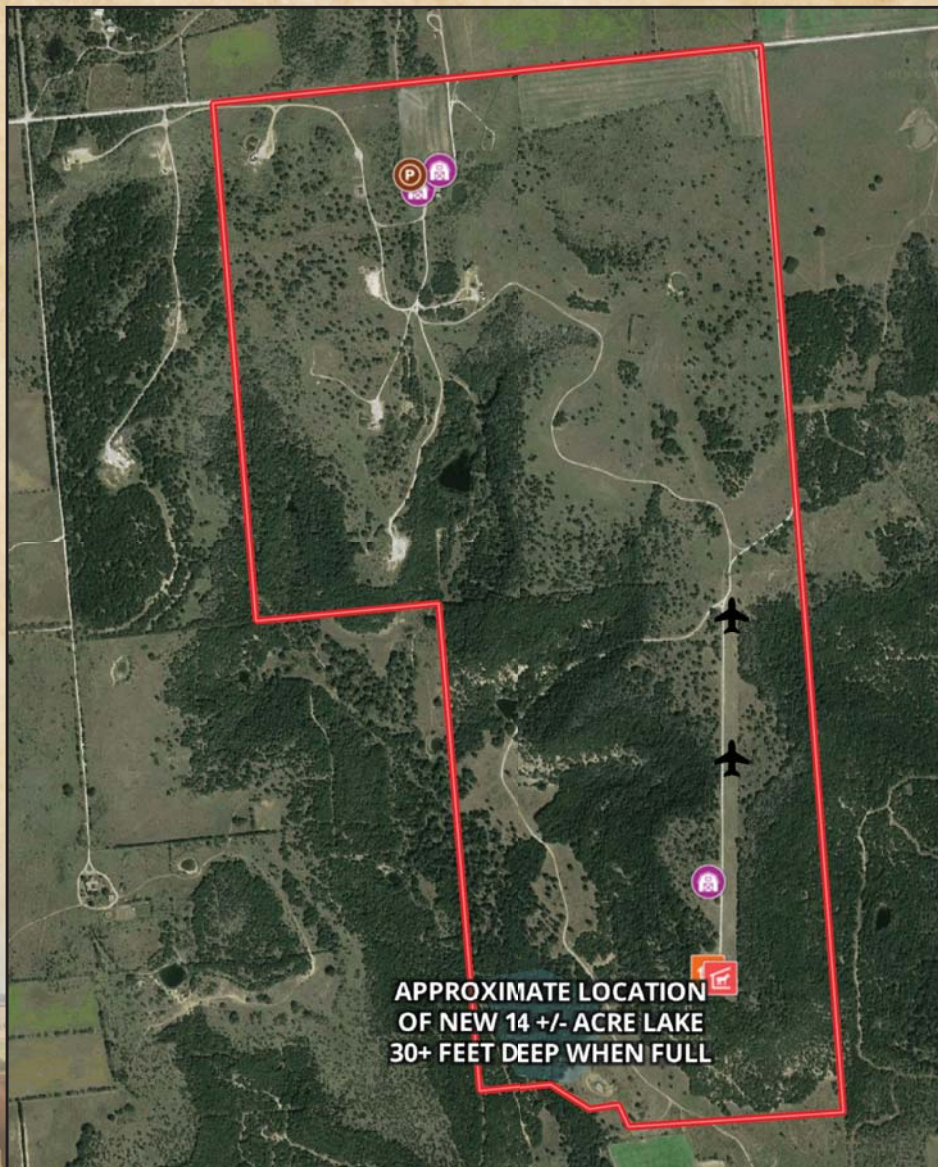


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AERIAL



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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

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Stephen Reich

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