



★ WHISKEY JACK RANCH ★



PERFECT OUTDOOR GETAWAY WITH OUTSTANDING VIEWS

Loving, Archer County, Texas • 322.77 Acres • \$806,927



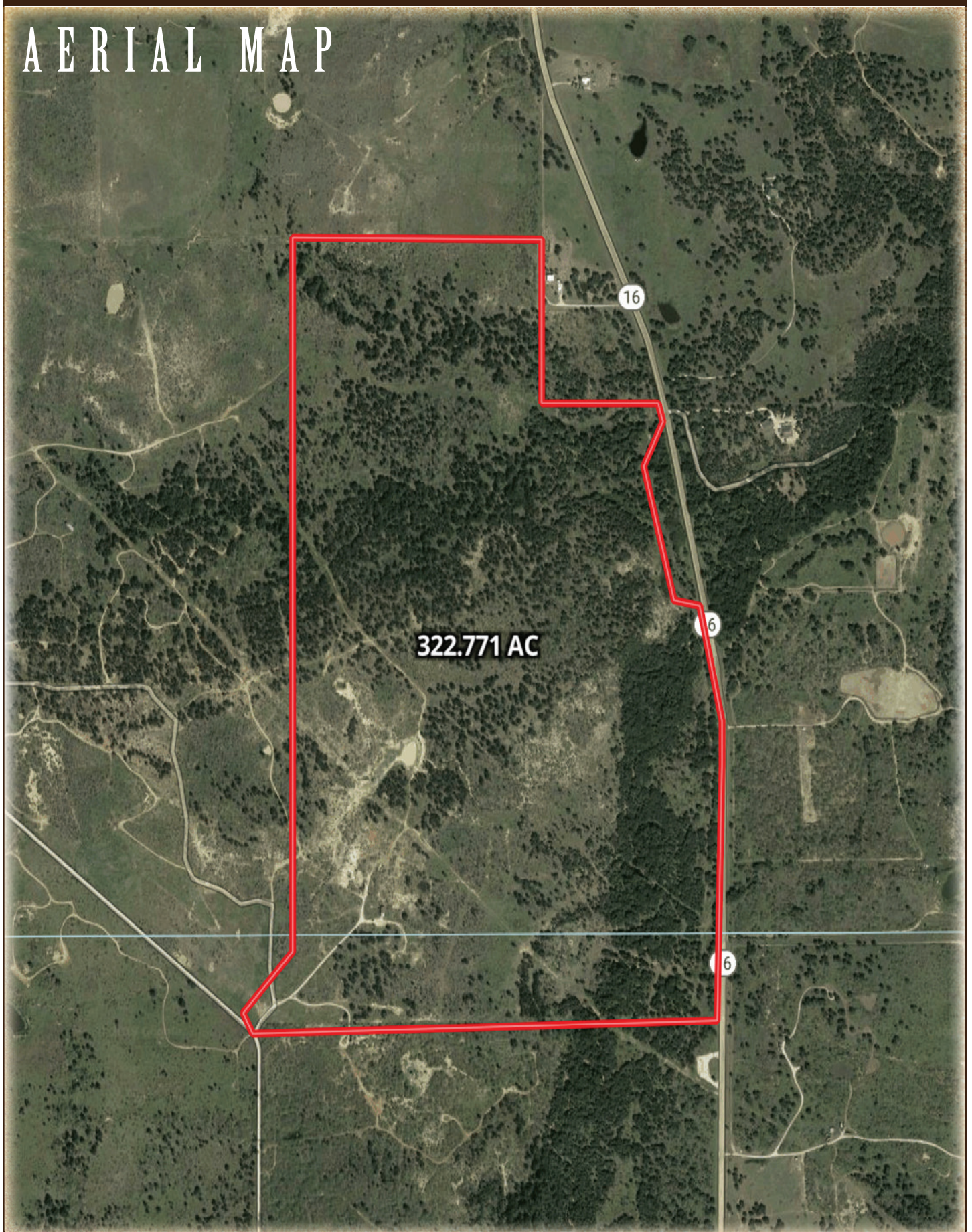
512-756-7718 / INFO@TXRANCHBROKERS.COM / TXRANCHBROKERS.COM



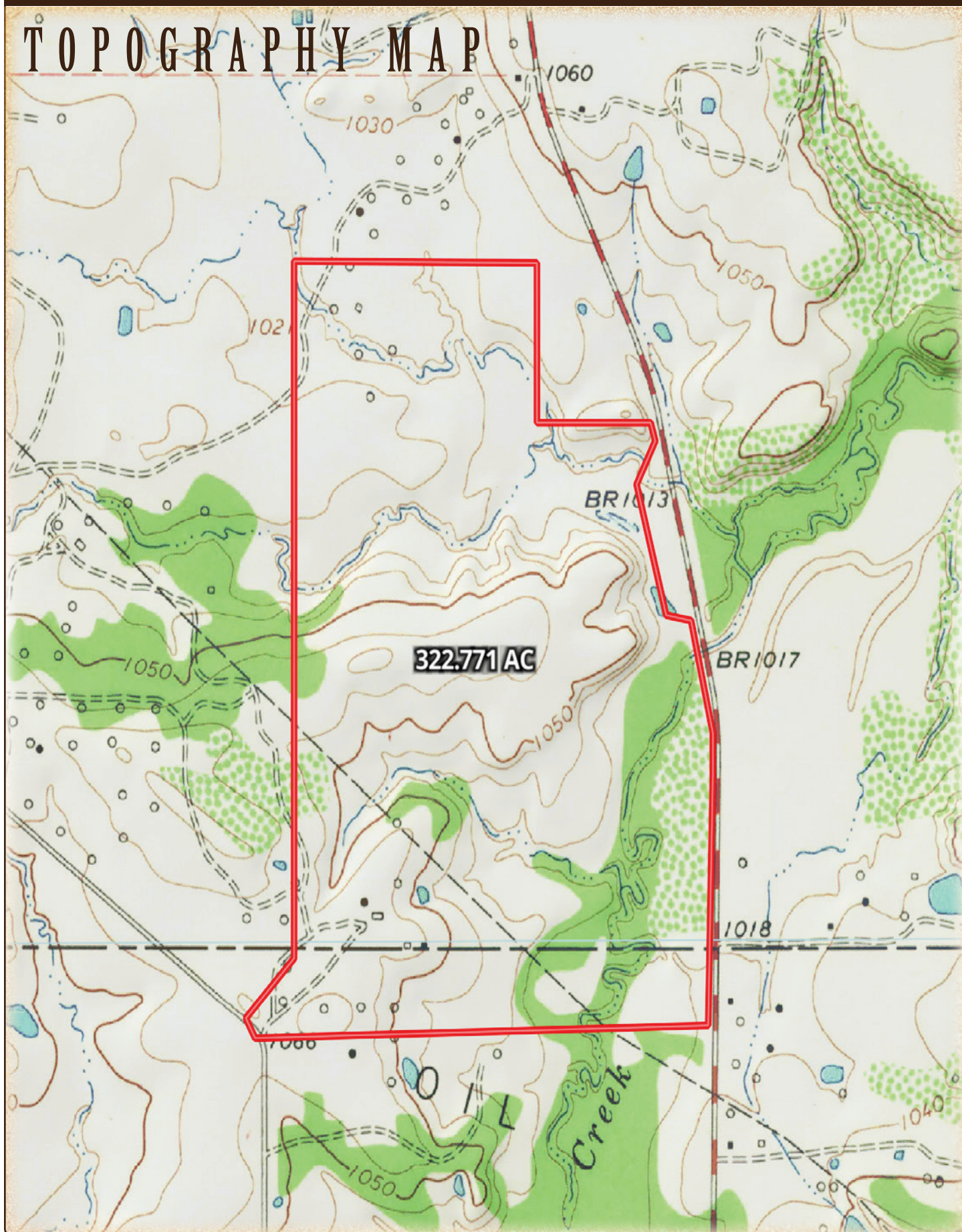
The Whiskey Jack Ranch is located around 90 miles NW of Fort Worth and 120 miles west of Dallas. The property fronts Hwy 16 and MX Ranch Road. The varied topography gives the ranch a lot of character, with outstanding views from many locations. The ranch is thick with a variety of oak trees, as well as elm, pecan, ash, cottonwood, and mesquite. There is around a mile of Brushy Creek meandering through the property. In addition, there are three branches of the creek that wind through the ranch and four ponds. The dam on the largest pond has recently been built up and creates around one acre of surface water and there are numerous potential lake sites in the draws and feeder creeks. There are several locations that are ideal for food plots. Wildlife includes deer, turkey, dove, quail, hogs, and varmints. Electricity is on the property and a new well was drilled in 2018.



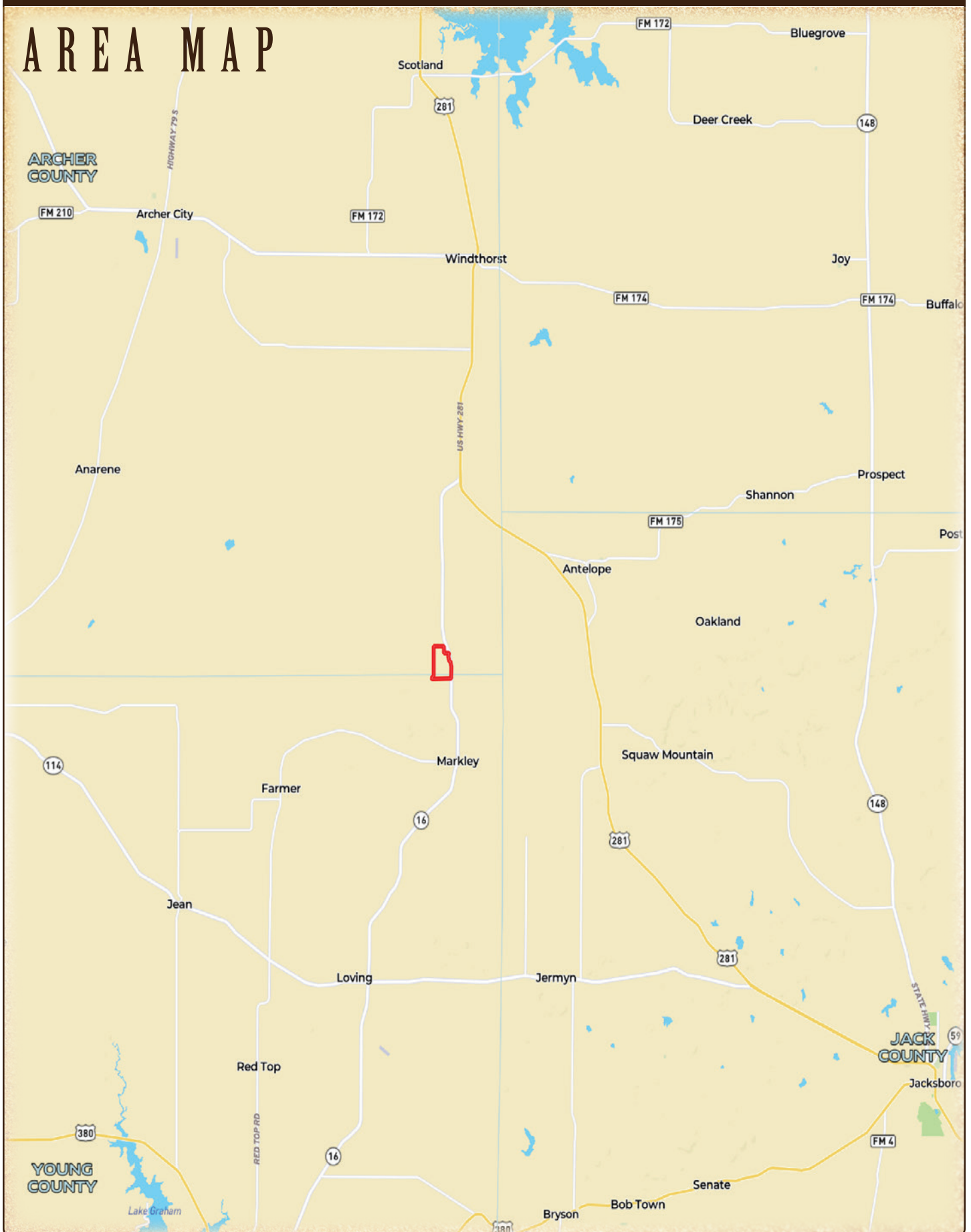
AERIAL MAP



TOPOGRAPHY MAP



AREA MAP



★ WHO WE ARE ★



Our organization got its start in 2011 when our founders, Drew Colvin and Mike Bacon, partnered to form a real estate company that prided itself on honest knowledge and reliable expertise. We've grown since then, but we remain true to those roots of exceptional personal service, integrity, experience and professionalism.

Unlike some larger companies, we specialize in large ranch properties and residential land, so that all our knowledge, expertise, and assistance is relevant and useful for the property you are selling. Together, we have over 58 years of industry experience. If you're looking for quality work by specialized, knowledgeable brokers, look no further than us.

With a sale of this kind, you need a compassionate, professional and accessible team available when you need them. Because we are a small company, we take the time to truly understand our customers' needs and create a plan that takes all aspects of the sale into our capable consideration—from inspecting the property and analyzing data to applying our knowledge to your philanthropic needs.

NO ONE WILL DO MORE TO SELL YOUR PROPERTY THAN US.





THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

313 S. Main Street, Burnet TX 78611

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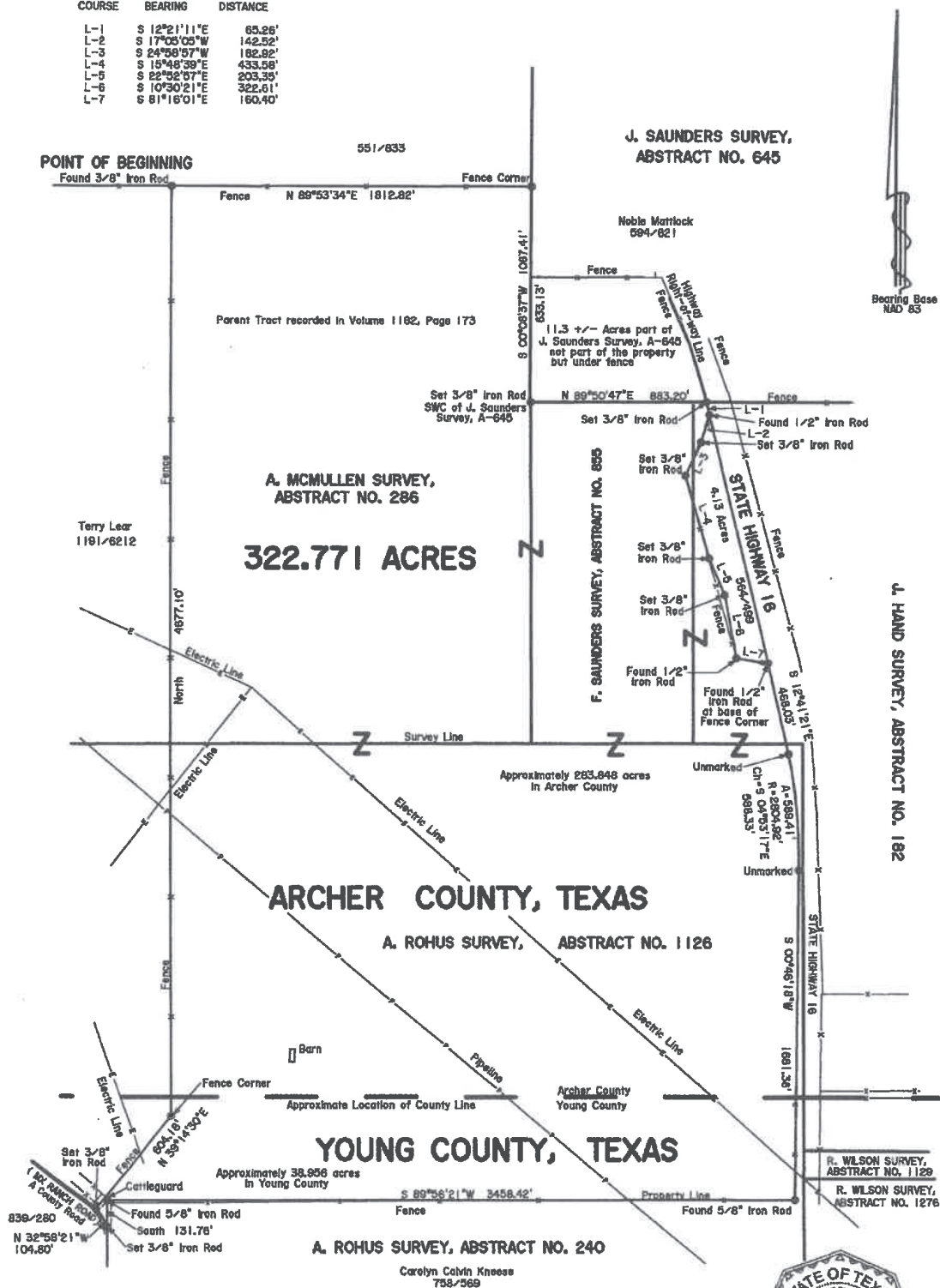


DISCLAIMER

Note: Buyer's agent must be present at initial showing to participate in real estate commission. This write-up may contain errors and omissions and is for information only. The above has been deemed correct but is not guaranteed and is subject to changes, corrections, and or withdraws from the market without prior notice. Texas law requires all real estate licensees to give the following information about brokerage services to all prospects:
<http://www.trec.state.tx.us/pdf/contracts/OP-K.pdf>

CALL TABLE

| COURSE | BEARING | DISTANCE |
|--------|--------------|----------|
| L-1 | S 12°21'11"E | 65.26' |
| L-2 | S 17°05'05"W | 142.52' |
| L-3 | S 24°58'57"W | 182.82' |
| L-4 | S 15°48'39"E | 433.58' |
| L-5 | S 22°52'57"E | 203.35' |
| L-6 | S 10°30'21"E | 322.61' |
| L-7 | S 81°16'01"E | 160.40' |



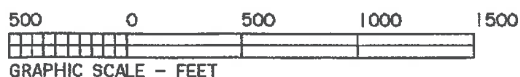
LAWSON LAND SURVEYING, LLC
J.G. LAWSON JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR
191 DIANNA DR. GRAHAM, TEXAS 76450
(940) 521-2465



I, J. G. LAWSON JR., Registered Professional Land Surveyor, do hereby certify that to the best of my knowledge this plat is true and correct of a survey made on the ground.

J. G. LAWSON JR.

Date: April 25, 2018
Job: ROHUS-2



GRAPHIC SCALE - FEET

MB
06/08/19
10:14 AM CDT
dotloop verified

05/08/19
11:25 AM EDT
dickson.uscourts.gov

06/08/19
12:36 PM EDT

LAWSON LAND SURVEYING, L.L.C.

191 DIANNA DR.
GRAHAM, TX 76450
940-521-2465

April 26, 2018
FIELDNOTES

BEING 322.771 acres out the A. McMullen Survey, Abstract No. 286, F. Sounders Survey, Abstract No. 855, J. Hand Survey, Abstract No. 182 and the A. Rohus Survey, Abstract No. 1126, Archer County, Texas and the A. Rohus Survey, Abstract No. 240, Young County, Texas. Said 322.804 acres also being part of the land described in Vol. 1182 Pg. 173 of the Official Public Records of said Young County, Texas. Said 322.771 acres being described in metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the most east northeast corner of a 601.26 acre tract of land conveyed to Terry Lear and recorded in Vol. 1191 Pg. 6212 of the Official Public records of said Young County;

THENCE N 89°53'34" E 1812.82 feet with the south line of a tract of land recorded in Vol. 551 Pg. 833 to a fence corner found in the west line of the J. Saunders Survey, Abstract No. 645;

THENCE S 0°08'37" W 1087.41 feet with the west line of said J. Saunders survey to a 3/8 inch iron rod set at said J. Saunders surveys southwest corner and at the northwest corner of the F. Saunders Survey, Abstract No. 855;

THENCE N 89°50'47" E 883.2 feet with the south line of said J. Saunders survey to a 3/8 inch iron rod set in the west right-of-way line of State Highway 16;

THENCE S 12°21'11" E 65.26 feet with said right-of-way line to a 1/2 inch iron rod found for corner;

THENCE in a southerly direction with the westerly line of a 4.13 acre tract recorded in Vol. 564 Pg. 499 of the Official Public Records of said Archer County the following calls: S 17°05'05" W 142.52 feet to a set 3/8 inch iron rod, S 24°58'57" W 182.92 feet to a set 3/8 inch iron rod, S 15°48'39" E 433.58 feet to a set 3/8 inch iron rod, S 22°52'57" E 203.35 feet to a set 3/8 inch iron rod, S 10°30'21" E 322.61 feet to a found 1/2 inch iron rod and S 81°16'01" E 160.4 feet to a 1/2 inch iron rod found in said right-of-way line;

THENCE in a southerly direction with said right-of-way line the following calls: S 12°41'21" E 468.03 feet to the beginning of a curve, a curve to the right having a radius of 2804.92 feet, arc length of 589.41 feet and a chord direction of S 4°53'17" E 588.33 feet to the end of said curve and S 0°46'18" W 1661.36 feet to a 5/8 inch iron rod found for corner;

THENCE S 89°56'21" W 3458.42 feet with the north line of a tract of land conveyed to Carolyn Calvin Kneese recorded in Vol. 758 Pg. 569 of the Deed Records of Young County to a 5/8 inch iron rod found for corner;

THENCE South 131.76 feet with the west line of Kneese tract and along MX Ranch Road a county road to a 3/8 inch iron rod set for corner;

THENCE N 32°58'21" W 104.8 feet along said road to a 3/8 inch spike found for corner;

THENCE N 39°14'30" E 604.18 feet with the southerly line of said land conveyed to Terry Lear to a fence corner;

THENCE North 4677.1 feet with the east line of land conveyed to Terry Lear to the point of beginning containing 322.771 acres more or less.

J.G. LAWSON, JR.





Information About Brokerage Services

Texas law requires all real estate licensees 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.

| | | | |
|---|----------------|--------------------------------|----------------------|
| Texas Ranch Brokers LLC | 9003375 | info@txranchbrokers.com | (512)756-7718 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm | License No. | Email | Phone |
| Mike Bacon | 273134 | mike@txranchbrokers.com | (830)940-8800 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Drew Colvin | 202616 | drew@txranchbrokers.com | (512)755-2078 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date