



FARM AND RANCH

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

TURN KEY HORSE PROPERTY 5150 COUNTY RD. 180 - STEPHENVILLE, TX



\$794,000

- ◆ In ground pool
- ◆ Arena
- ◆ Horse barn
- ◆ Shop
- ◆ Tanks with fish
- ◆ Beautiful oak trees



Sam Byrd | Mobile: 254-592-6877 | Email: sam@clarkreg.com

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 subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



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PROPERTY INFORMATION

Property Information: A Must see!! This is a turn key Horse Property! Just minutes outside of town on a paved county road. This Property has a 2800 sq foot home, in ground salt water diving pool and outdoor kitchen, 1200 sq ft insulated shop, 1800 sq ft 6 stall horse barn. It also has a beautiful arena, with calf chute and return alley. The property consists of a little over 33 acres, Crossed fenced with multiple traps, Two tanks, raised bed garden. Beautiful oaks trees throughout, Home sits off the road and is hidden by the oak trees. Tanks are stocked with fish, back tank has an Jetty with a sitting area. Shooting range is also located at the back of the property. You will not find a more complete property than this one!

Location: From Stephenville Take Hwy 377 north towards Granbury, Just past the road side park make a right on County Road 180, follow County Road for about 2 miles, property will be on the right. Sign on Property. When you enter stay to the left as that is the main driveway!

Land Size: 33 acres

Road Frontage: Paved county road

Minerals: yes

Vegetation: Native grasses

Wildlife/Hunting: Hogs & deer

Soils: Sandy loam

Fencing: Barbed wire and all are in excellent shape, split rail at entrance

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PROPERTY PHOTOS



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AERIAL



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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.

Clark Real Estate Group	0590750	tim@clarkreg.com	(817)458-0402
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clark Real Estate Group	590750	tim@clarkreg.com	(817)458-0402
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Byrd	717388	sam@clarkreg.com	(254)592-6877
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

IABS 1-0 Date