



FARM AND RANCH

CATTLE & WORKING • CUTTING & EQUESTRIAN FACILITIES
HUNTING & RECREATIONAL • INVESTMENT
HIGH GAME • LARGE ACREAGE



BEAUTIFUL COUNTRY RANCH ESTATE

1201 SPRINGFIELD RD. SPRINGTOWN, TEXAS



\$2,995,000

- 135+ ACRES
- TWO DWELLINGS
- OVERSIZED HAY BARN
- 3 PONDS -SANDY SOIL
- PIPE FENCE-AUTOMATIC GATE
- PRODUCING HAY FIELD

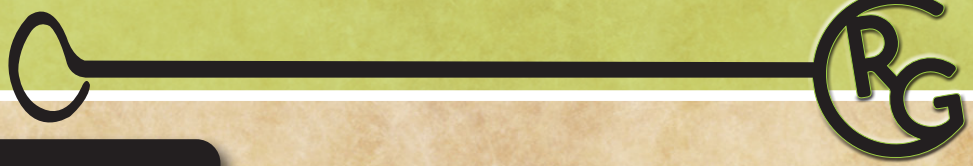
JOHN McGUIRE | 817.587.8776 | JOHN@CLARKREG.COM

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: BREATHTAKING BEAUTY in Big Texas Open Country! Serene living, just minutes from the busy big city. Custom home with every amenity. Pristinely maintained. Open concept. Light & Bright. Full of Windows. Custom Drapes and Shutters. Beautiful neutral paint & wood flooring throughout. Huge Gourmet Kitchen. Reading nook in Master. State of the art Workshop with workout gym amenities. Outdoor living & entertaining area with surrounding oasis pool. Separate living quarters. Pipe fenced and cross fenced. Producing hay pasture. 3 ponds. Well built MONSTER Hay Barn!! Tons of road frontage!! A Ranch ready to call home. Don't have to change a thing. Buyer & Buyer's Agent to verify all information.

Location: Between Jacksboro and Ft.Worth. Hwy 199 to Springtown. East of Springtown central and from E Hwy 199, travel North on Williams-Ward Rd. Turn right (East) onto Springfield Rd. Follow road East around the bend left (North) and again right (East), property on the left (North).

Land Size: 135.26 acres

Subdivide: No

Utilities: Well / Septic & Electric

House S.F.: 4,770 sf

Road Frontage: 2,490 ft

Beds/Bath: 4b / 4.1b / 2liv / 2din / 3car

Minerals: n/a

Year Build: 2007

Terrain: Even, Landscaped, Mature Trees, Coastal Hay Field

House Features: Gourmet Kitchen, Pool / Spa, Workshop w/ Gym, Open Concept / Wood Floors

Rainfall: n/a

Terms/Availability: Negotiable

Soils: Sandy Loam

Fencing: Pipe, Cross Fenced, Automatic Gate

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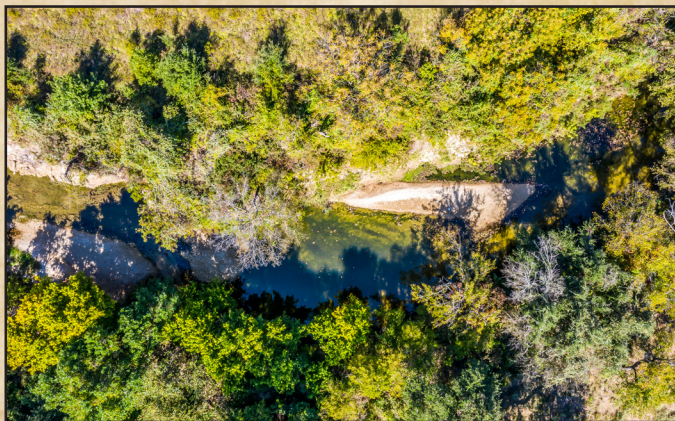
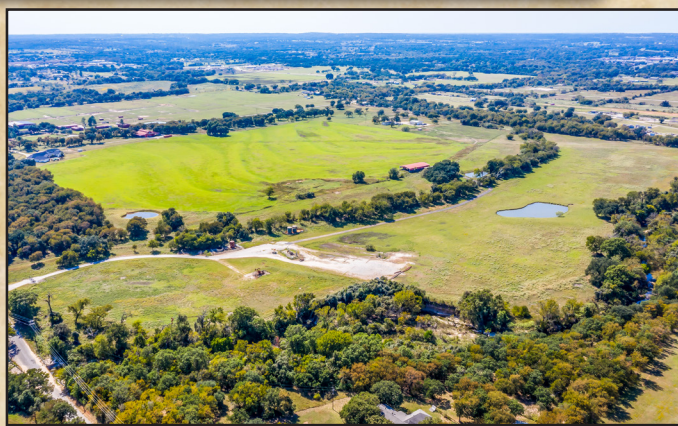
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PROPERTY PHOTOS



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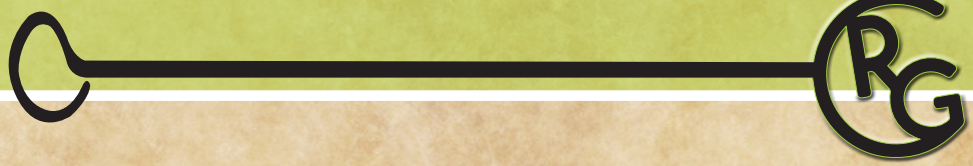
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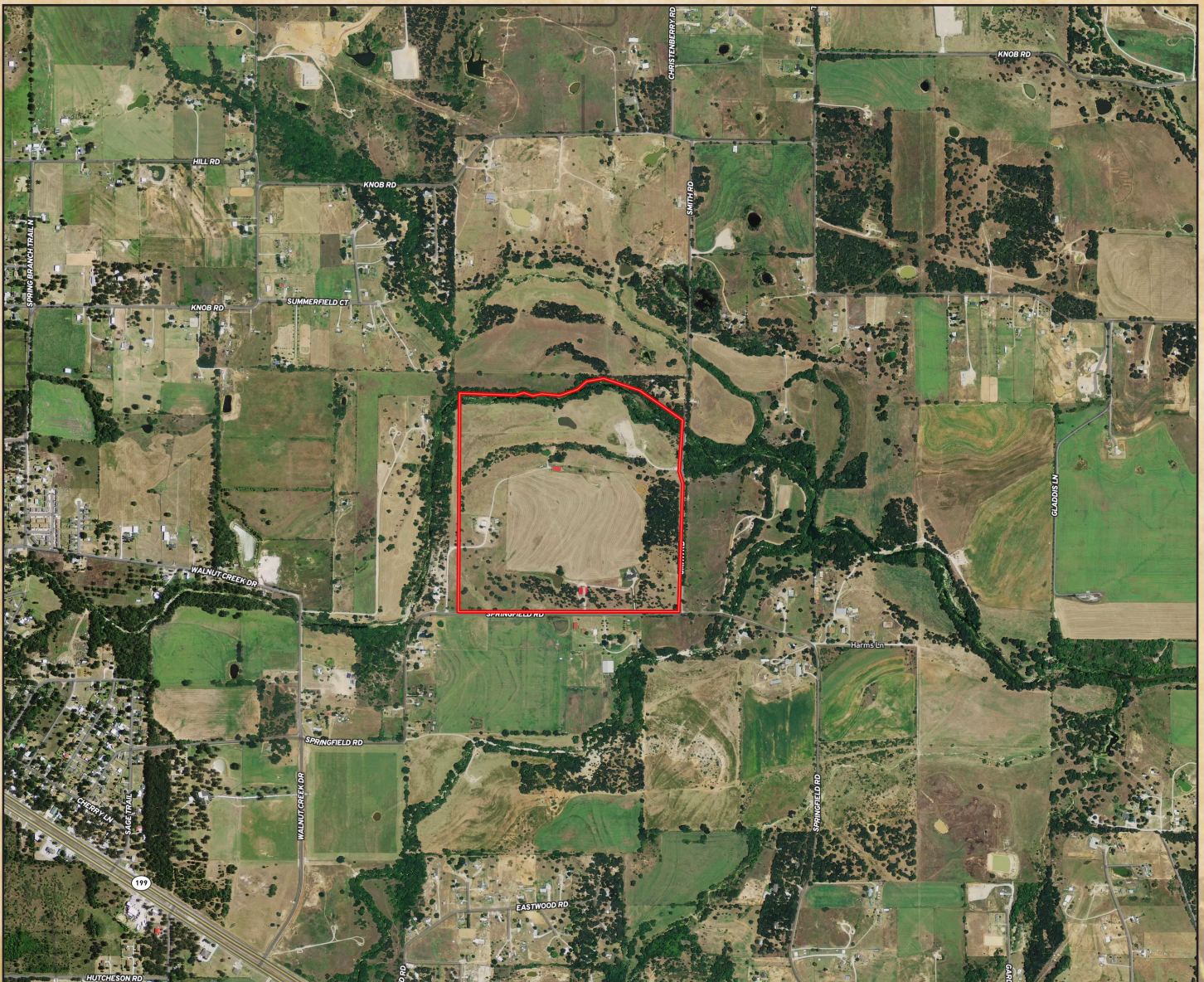


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AERIAL



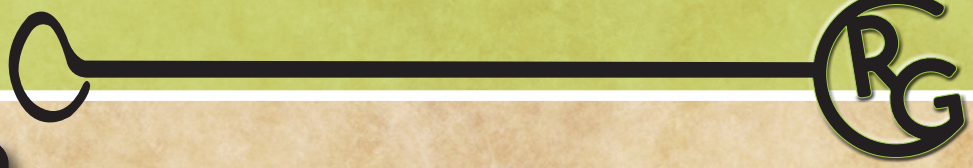
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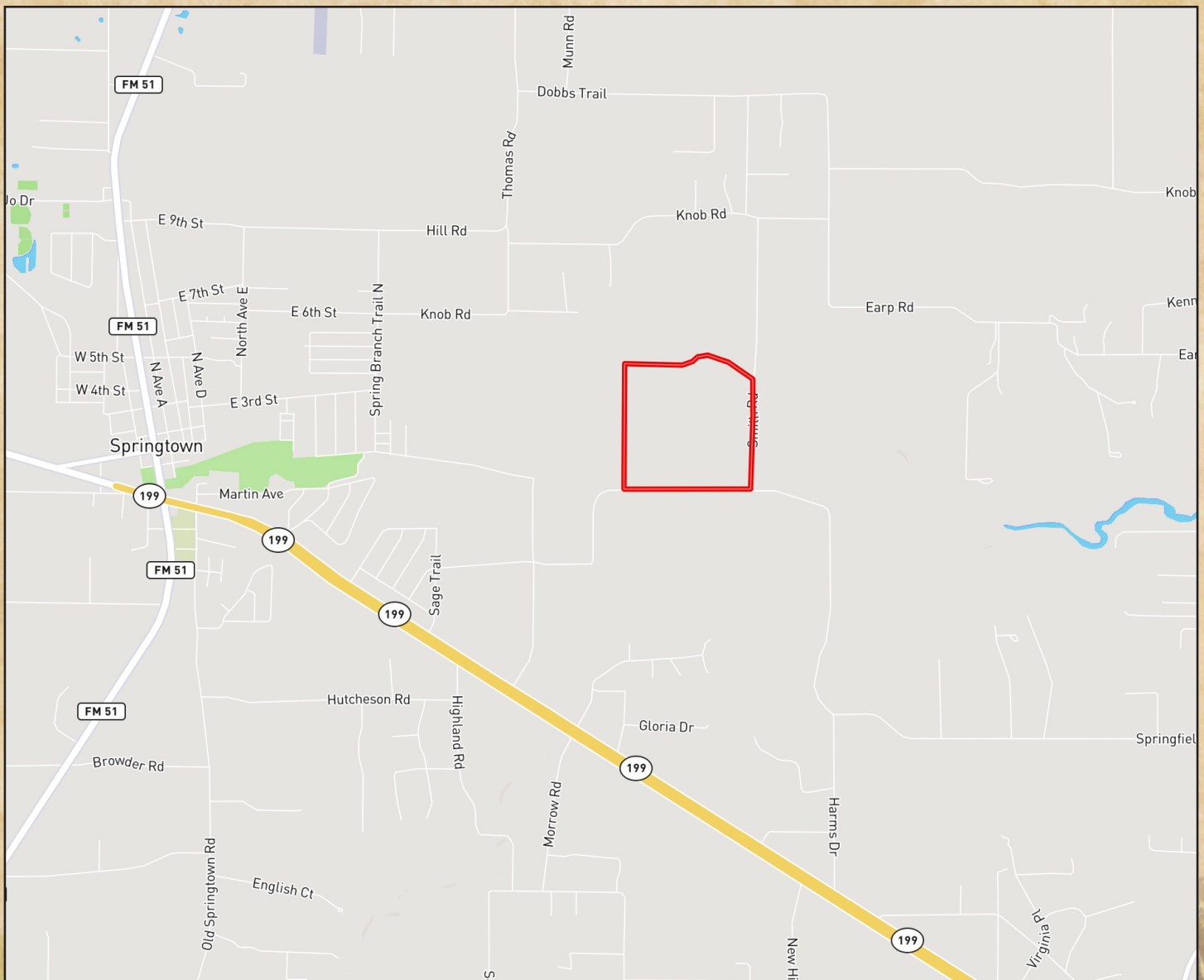


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LOCATION MAP



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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>0590750</u>	<u>tim@clarkreg.com</u>	<u>(817) 458-0402</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John McGuire</u>	<u>0668028</u>	<u>john@clarkreg.com</u>	<u>(817) 597-8776</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

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