

HONEY CREEK RANCH



★ HONEY CREEK RANCH - TRACT 2 ★

Recreational Retreat with Hunting Ground

Hico, Hamilton County, Texas • 10.43± Acres • \$83,440



The Honey Creek Ranch

Honey Creek Ranch offering – a hard-to-find 10.43-acre recreational retreat minutes out of the historic city of Hico in north central Texas. Legend has it that Billy the Kid did not die in Fort Sumner in 1881, but instead moved to Hico under alias “Brushy Bill” Roberts, and lived there until 1950. In Hico there are numerous very good restaurants, an old-fashioned ice cream parlor, and the city has its own chocolate factory. The Dallas-Fort Worth Metroplex is within an easy two-hour driving distance making it readily accessible for a family gathering destination, a weekend getaway or just sneaking out for a morning/afternoon hunt. This property has great cover for wildlife which includes Whitetail deer, feral hogs, Rio Grande Turkey and various small game/predators. Electricity will be available early fall – buyer will need to dig a water well if desired.

Directions: From Hico head south on 281 approximately 1 mile turn left on CR 3209. Go approximately 1/2 mile and turn right on CR 3208 and continue down approximately 2 miles. There will be a red and yellow farmhouse on the right of the road and the Honey Creek Ranch gate will be down on the left-hand side approximately 200 yards.

Contact Listing Agent **Jeff Young** for details at **817-313-8060**.













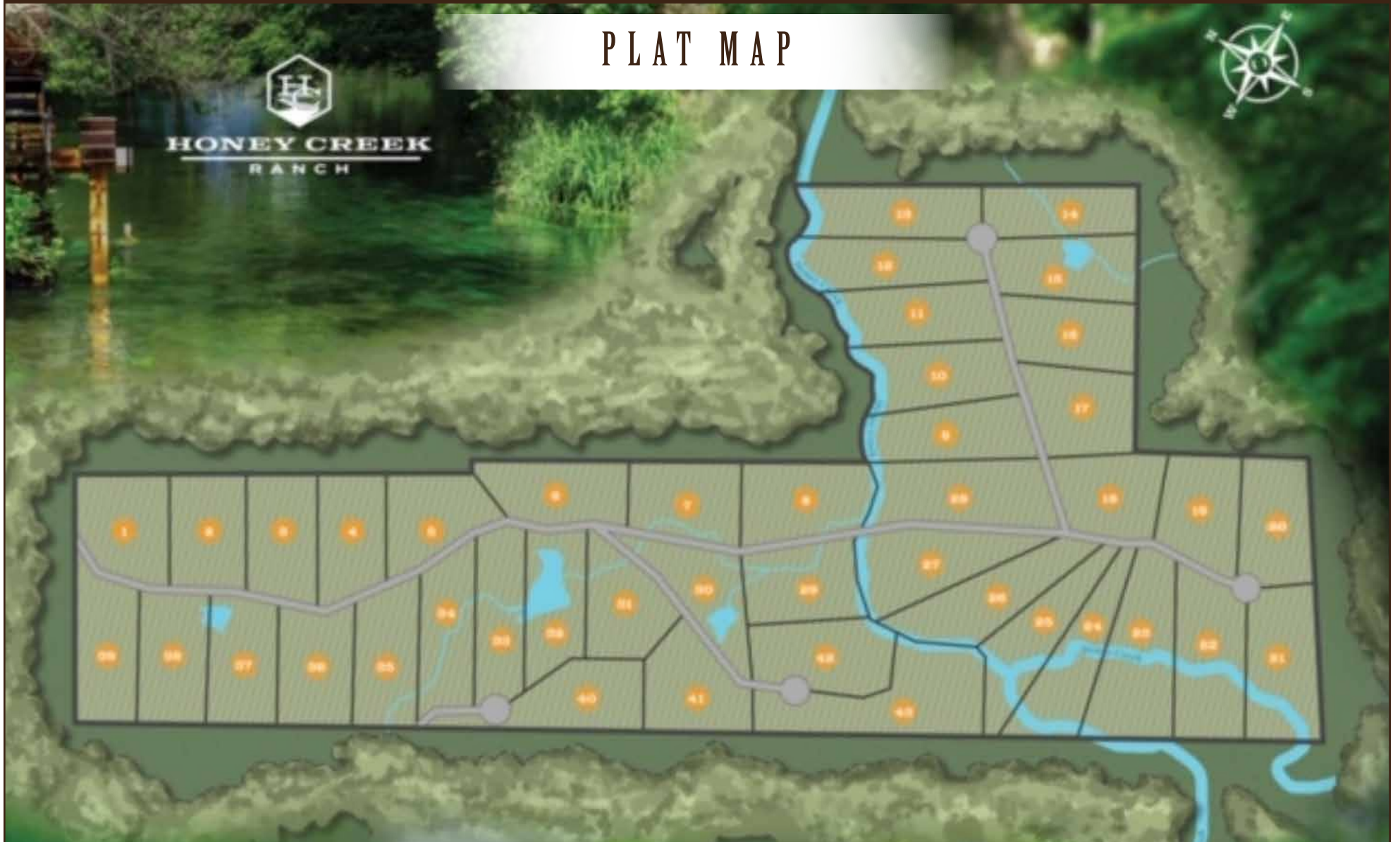




PLAT MAP



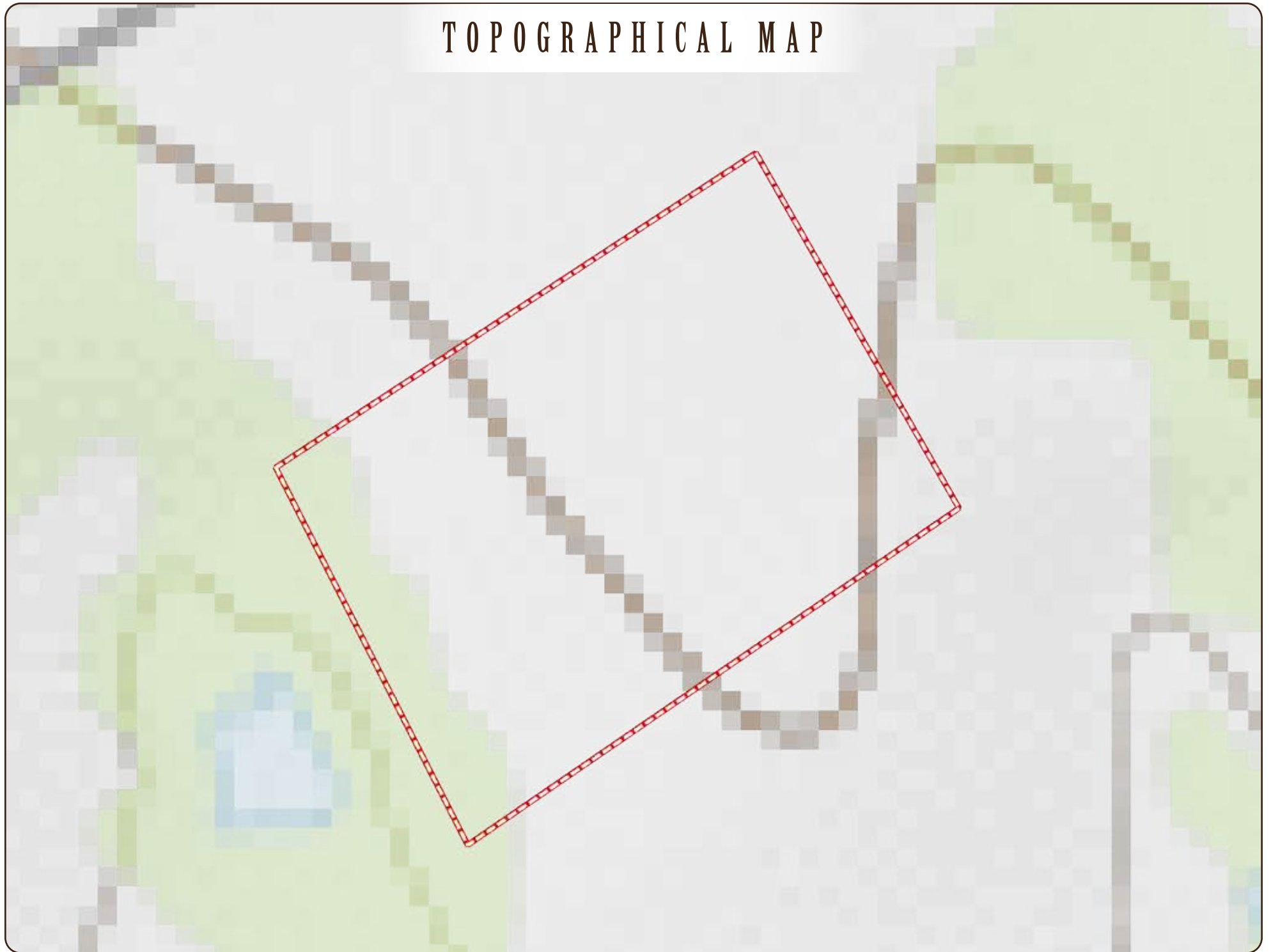
HONEY CREEK
RANCH



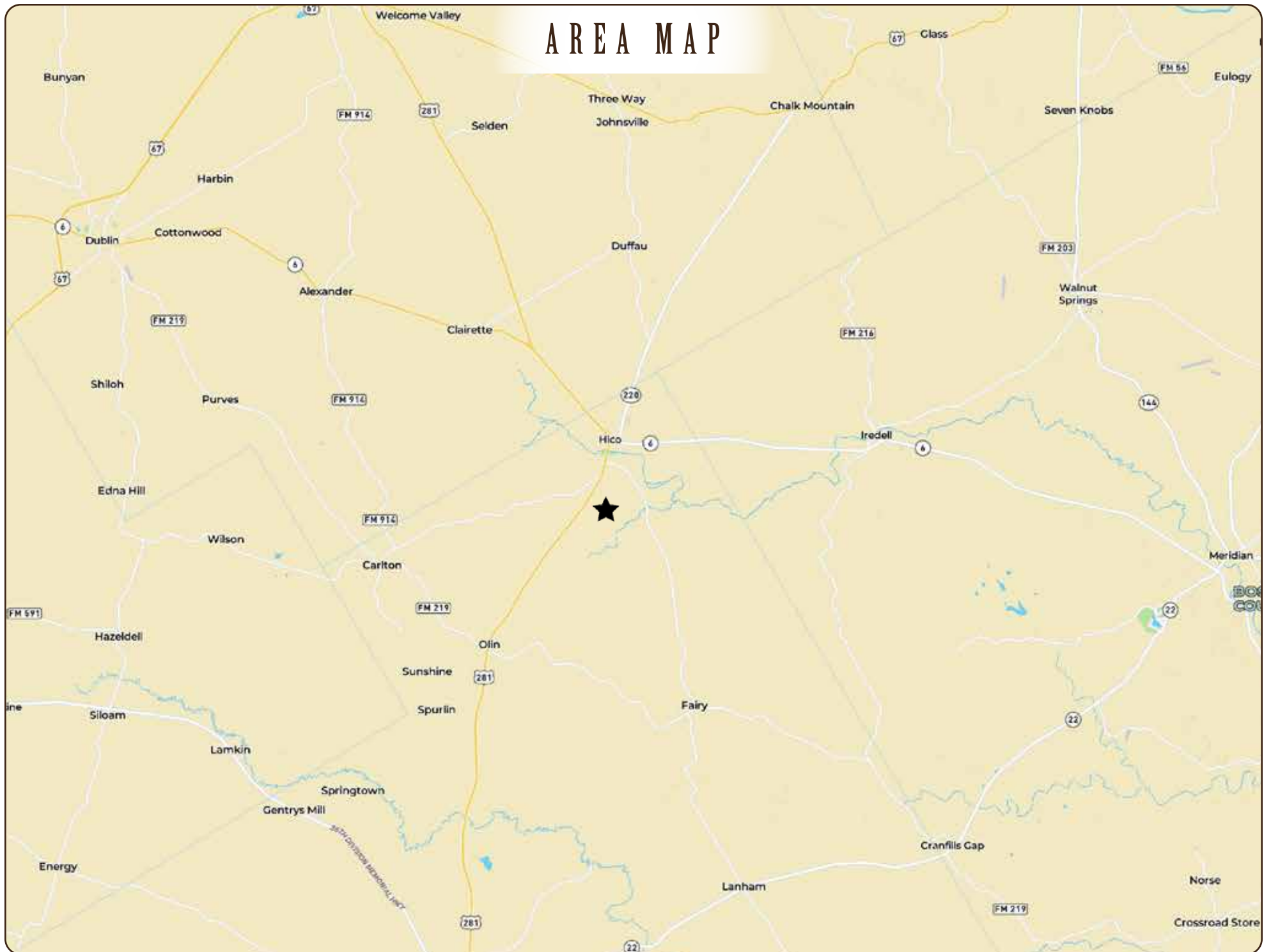
SATELLITE MAP



TOPOGRAPHICAL MAP



AREA MAP





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	90033375	info@txranchbrokers.com	(512)756-7718
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Designated Broker of Firm Michael Wallace Bacon	License No. 273134	Email mike@txranchbrokers.com	Phone (512)940-8800
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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

TXR-2501

Texas Ranch Brokers LLC, P.O. Box 1338 Burnet, TX 78611

Mike Bacon Drew Colvin

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 512756-7718

Fax:

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INFO ON



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THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

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Disclosures: <https://tinyurl.com/y4mbr8kt> & <https://tinyurl.com/y6qo4o5w>