



# SOUTHWEST RANCH & FARM SALES PRESENTS



## Acreage with Cedar Log Home

4.476 +/- Acres \$665,000 per acre

Country Living in Savoy, TX  
Easy access to Sherman, TX

Information in this brochure is from sources deemed reliable, but no warranty or representation is made as to the accuracy by the seller or its agents. The seller and its agents expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale.

# Property Description

**Motivated Seller! Country Living with easy access to Sherman, TX.**

**Acres:** 4.476 acre lot.

**List Price:** \$665,000. You cannot build this house today for under \$800,000 with land and “Mancave”.

**Location:** 1306 County Road 4030, Savoy, TX 75491. Fannin ,County. Borders Savoy and Whitewright with easy access to Sherman.

## **Improvements:**

Unique **ONE OF A KIND, ALL CEDAR LOG HOME**. No sheet rock anywhere in home. 1,879 sq. ft. home is resting on 4.476 acres with two large timber framed porches. The porches are 180 sq. ft. each, making the house 2,231 under roof. The porches face North and South. Timber framed beam ceilings. 2” X 6” tongue and groove ceiling throughout home.

High ceilings throughout home. Open living room, kitchen, and dining room. Living room has sky view windows at both ends and pellet stove. Decorative Lighting. Home has 3 large bedrooms and 2 baths. Master bath has large 8 jet spa tub.

Kitchen has craftsman hand built cabinets with glass doors and 10’ long cedar island. Kitchen includes dishwasher, gas oven/range, microwave, and refrigerator.

All solid wood doors. Two large barn doors. Stained and stamped concrete floors.

The house also comes with a ONE OF A KIND all cedar timber framed **“MANCAVE”**. The mancave has high vaulted ceilings and loft area, a brick fireplace, A/C, two large swing-out 10’ high doors which make it accessible for vehicle storage. The mancave is 2,160 sq. ft. It comes with a pool table, foosball table, 3 big screen TV’s and lots of neon lights. Built in bar with barstools. So many extras you just need to come and see!

Barbed Wire Fencing and long rock driveway. Manicured lawn.

Cable TV and High Speed Internet Available. Energy-efficient central heat & air. Co-op Water. No homeowner’s association. Elementary School: Savoy High School: Savoy Middle School: Savoy School District: Savoy ISD.

Directions: State Highway 56, out of Sherman to Savoy, make a right on 1752, go 3.5 miles, make right on CR 4030 and go one mile, home is on the right.

For more information on this home for sale please contact us at 972-542-8511

## Savoy, Texas Climate

Month	High / Low (°F)	Rain
January	53° / 31°	4 days
February	58° / 35°	5 days
March	66° / 43°	6 days
April	74° / 51°	5 days
May	81° / 60°	7 days
June	89° / 68°	5 days
July	94° / 72°	4 days
August	94° / 71°	3 days
September	87° / 64°	4 days
October	77° / 53°	5 days
November	64° / 42°	5 days
December	55° / 34°	5 days

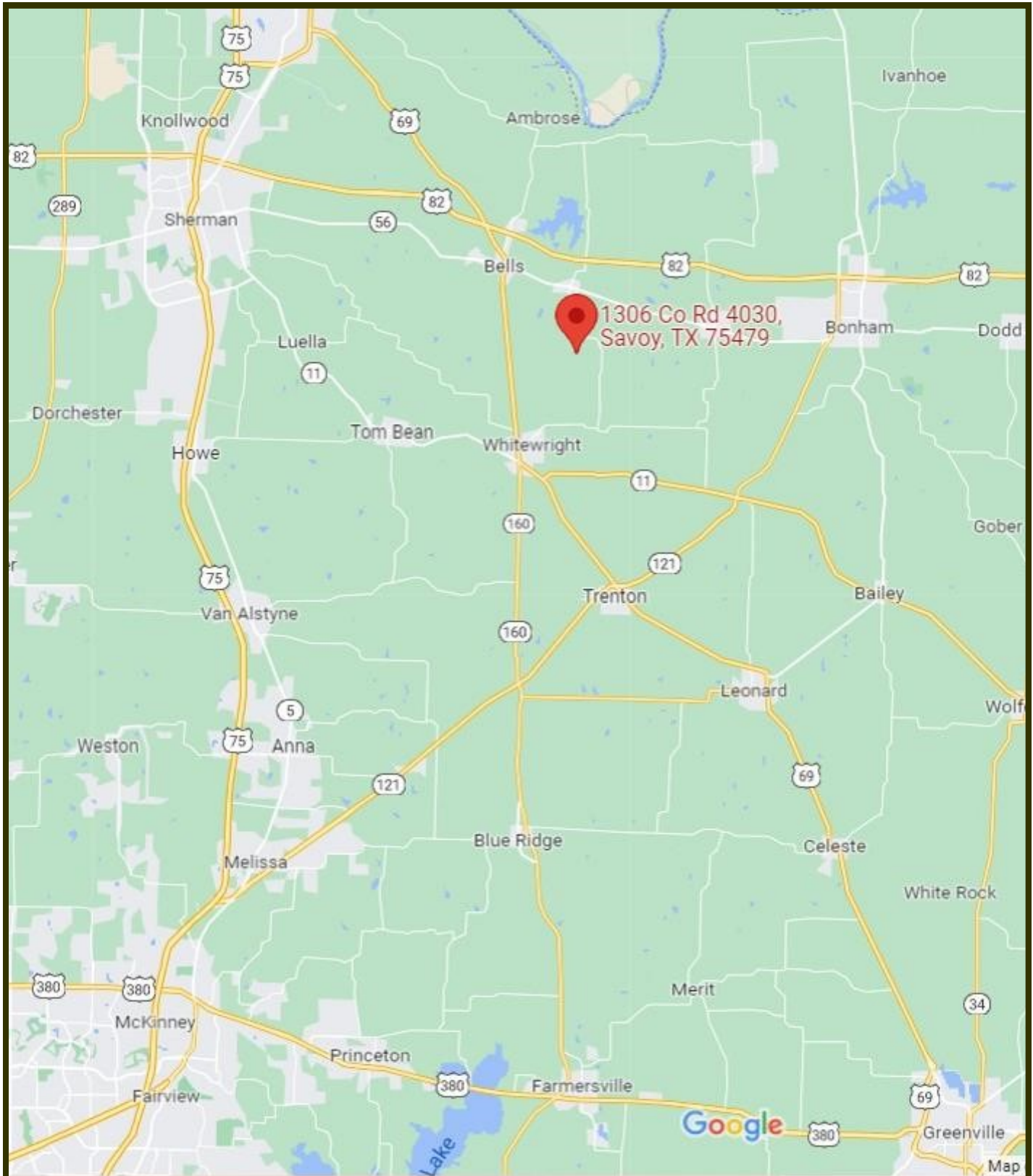
Savoy, Texas gets 44 inches of rain, on average, per year.

Savoy averages 1 inch of snow per year.

On average, there are 228 sunny days per year in Savoy.

Savoy gets some kind of precipitation, on average, 77 days per year.

# Acreage with Cedar Log Cabin Location



33.562320, -96.363429



## Acreage with Cedar Log Cabin Aerial Map

















# ***Ranch and Farm Sales with a Difference***

**Southwest Ranch & Farm Sales; Your Experts in Ranch Real Estate**



**Jim Long**

Jim Long grew up in Mt. Vernon, Texas and has lived in East Texas all his life. After graduating from The University of Texas in Austin, he and his wife, Sara, moved to McKinney and have lived there ever since.

Jim began selling real estate in 2000 and received his Texas broker license in 2004 and his Oklahoma broker's license in 2005. He grew up in a family that raised cattle and continues to raise cattle himself.

The dynamics of land have changed drastically in the last 10 years, especially the value. Staying abreast of the market is crucial in our business and we make every effort to be the most knowledgeable company out there.

Jim Long is a licensed Real Estate Broker with the Oklahoma Real Estate Commission and Texas Real Estate Commission.

***Cattle Ranches, Farm Land, Hunting Properties, and Recreational Properties, 1031 Exchanges.***

***Call us at (972) 542-8511  
or check out our website at [www.swranchsales.com](http://www.swranchsales.com)***



## Information About Brokerage Services

*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.

Southwest Ranch & Farm Sales	414949	jim@swranchsales.com	972-542-8511
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James D. Long	481996	jim@swranchsales.com	972-542-8511
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date