



RANCH AND RECREATIONAL PROPERTIES

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



84.829 ACRES IN HOOD COUNTY

3504 TEMPLE HALL HWY, GRANBURY, 76049



\$1,061,612

- BUILD YOUR HOME AND BARN
- HUNTING/RECREATIONAL PROPERTY
- 5 WATER WELLS
- NO KNOWN RESTRICTIONS

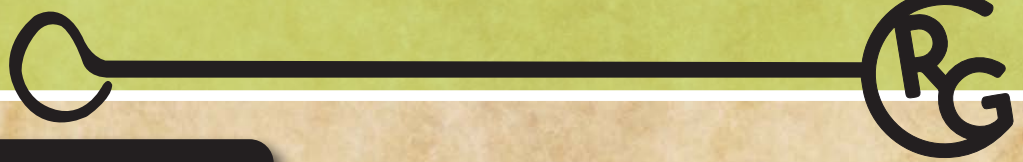
TIM CLARK | 817.578.0609 | TIM@CLARKREG.COM

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: 84.829 acres. Some big trees. Part of the property was mined for sand. There is a large tank that was used to fill frac trucks. The Seller says there are several water wells on the property. Great location to hunt or build a home.

Location: Hood County

Land Size: 84.929 Acres

Minerals: No Minerals

Fencing: Property is fenced

Subdivide: No

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PROPERTY PHOTOS



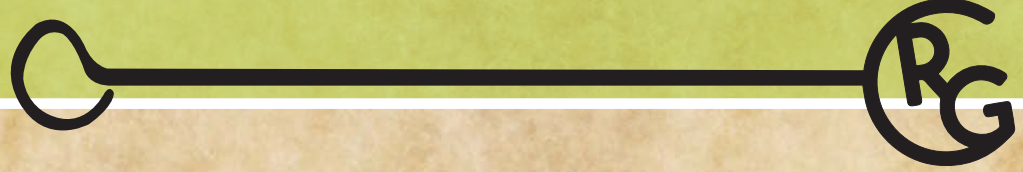
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AERIAL



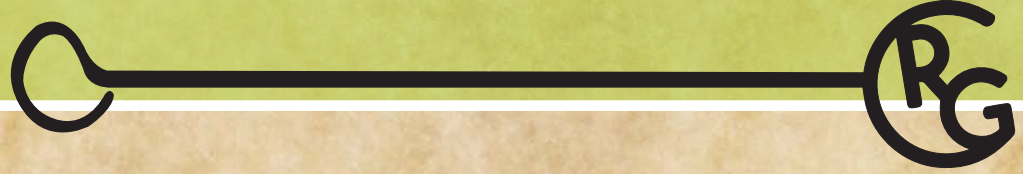
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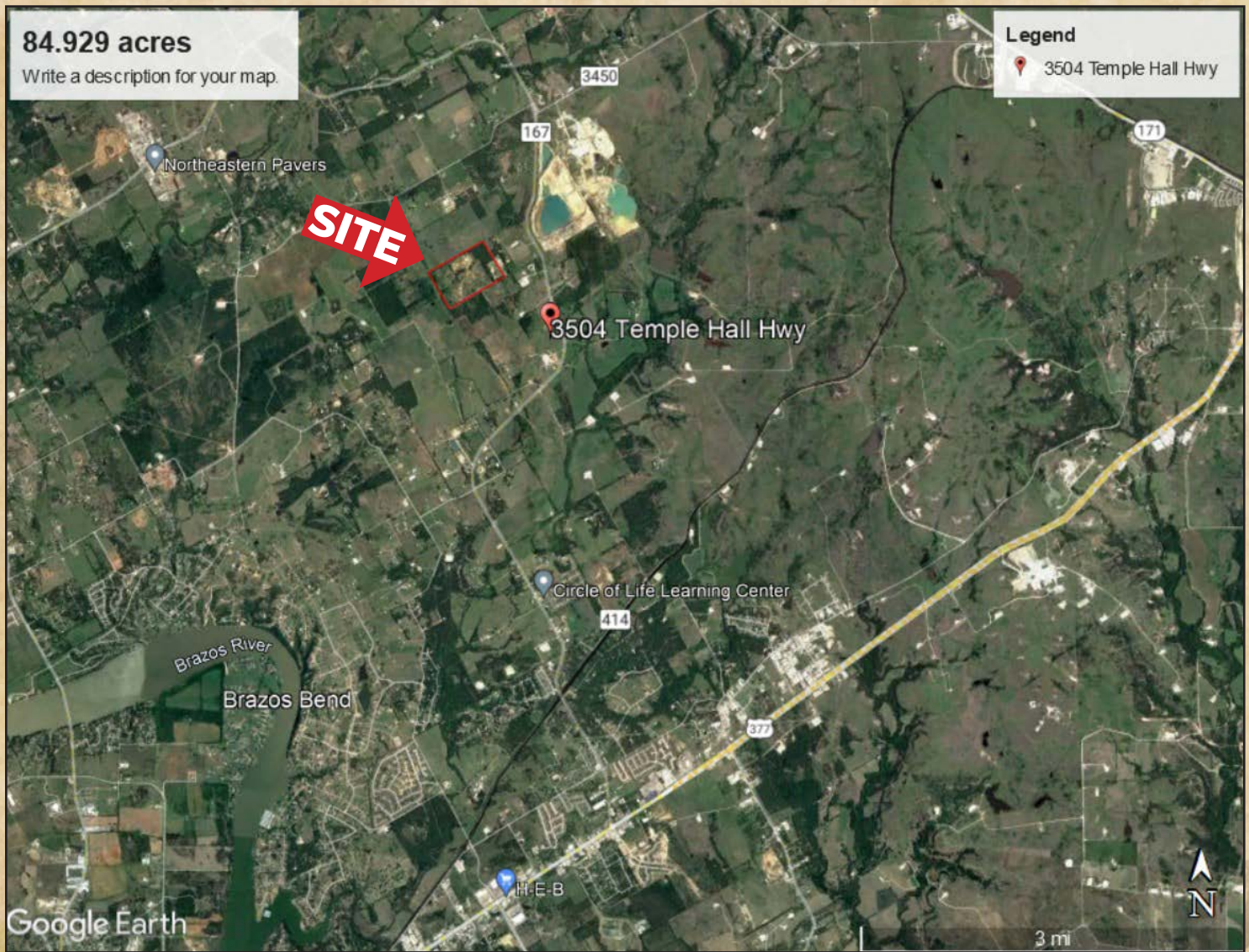


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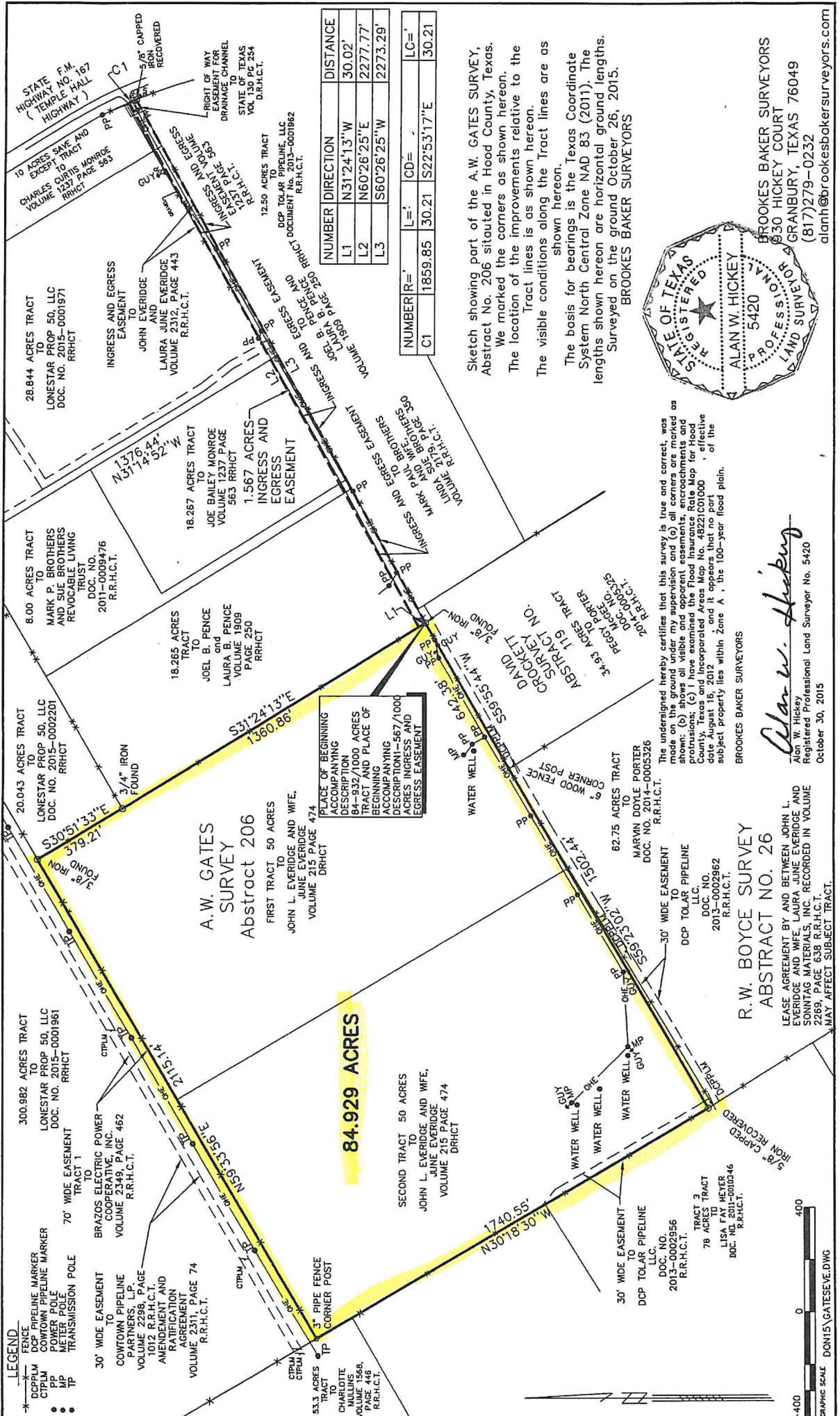


AERIAL



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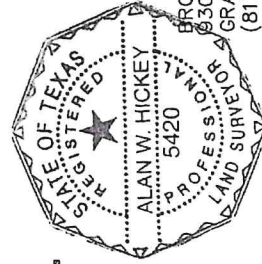
NUMBER	DIRECTION	DISTANCE
L1	N31°24'13"W	30.02'
L2	N60°26'25"E	2277.77'
L3	S60°26'25"W	2273.29'

NUMBER	R=	L=	CD=	LC=
C1	1859.85	30.21	S22°53'17"E	30.21

Sketch showing part of the A.W. GATES SURVEY, Abstract No. 206 situated in Hood County, Texas. We marked the corners as shown hereon. The location of the improvements relative to the Tract lines is as shown hereon. The visible conditions along the Tract lines are as shown hereon.

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011). The lengths shown hereon are horizontal ground lengths. Surveyed on the ground October 26, 2015.

BROOKES BAKER SURVEYORS



BROOKES BAKER SURVEYORS
630 HICKEY COURT
GRANBURY, TEXAS 76049
(817) 279-0232
alanh@brookesbakersurveyors.com

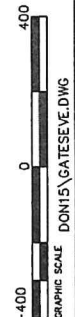
The undersigned hereby certifies that this survey is true and correct, was made on the ground under my supervision and (a) all corners are marked as shown; (b) shows all visible and apparent easements, encroachments and other matters affecting the title to the land surveyed; and (c) is a true and correct copy of the original survey map for Hood County, Texas, and incorporated Areas Map No. 48221C01000, effective date August 16, 2012, and it appears that no part of the subject property lies within Zone A, the 100-year flood plain.

BROOKES BAKER SURVEYORS

Alan W. Hickey
Alan W. Hickey
Registered Professional Land Surveyor No. 5420
October 30, 2015

R.W. BOYCE SURVEY
ABSTRACT NO. 26

LEASE AGREEMENT BY AND BETWEEN JOHN L. EVERIDGE AND WIFE, LAURA JUNE EVERIDGE AND SONNTAG MATERIALS, INC. RECORDED IN VOLUME 2269, PAGE 638 R.R.H.C.T. MAY AFFECT SUBJECT TRACT.





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>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</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

TAR 2501

Clark Real Estate Group, 8901 E. Hwy. 377 Cresson, TX 76035
Timothy Clark

Phone: 817-578-0609

Fax: 817-396-4544

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