



REPUBLIC RANCHES LLC

Our Legacy is in the Land

RAY RANCH NORTH

41± Acres | \$492,000 | Van Zandt County, Canton, TX

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DESCRIPTION

Ray Ranch North is a great potential residential property in the south central portion of Van Zandt County. This ranch features good topography, manicured pasture, and is easily accessible off of FM or CR frontage. Located near the very popular Canton Texas area, this property has possibilities for future development and is currently used for hay production.

ASSOCIATE CONTACT

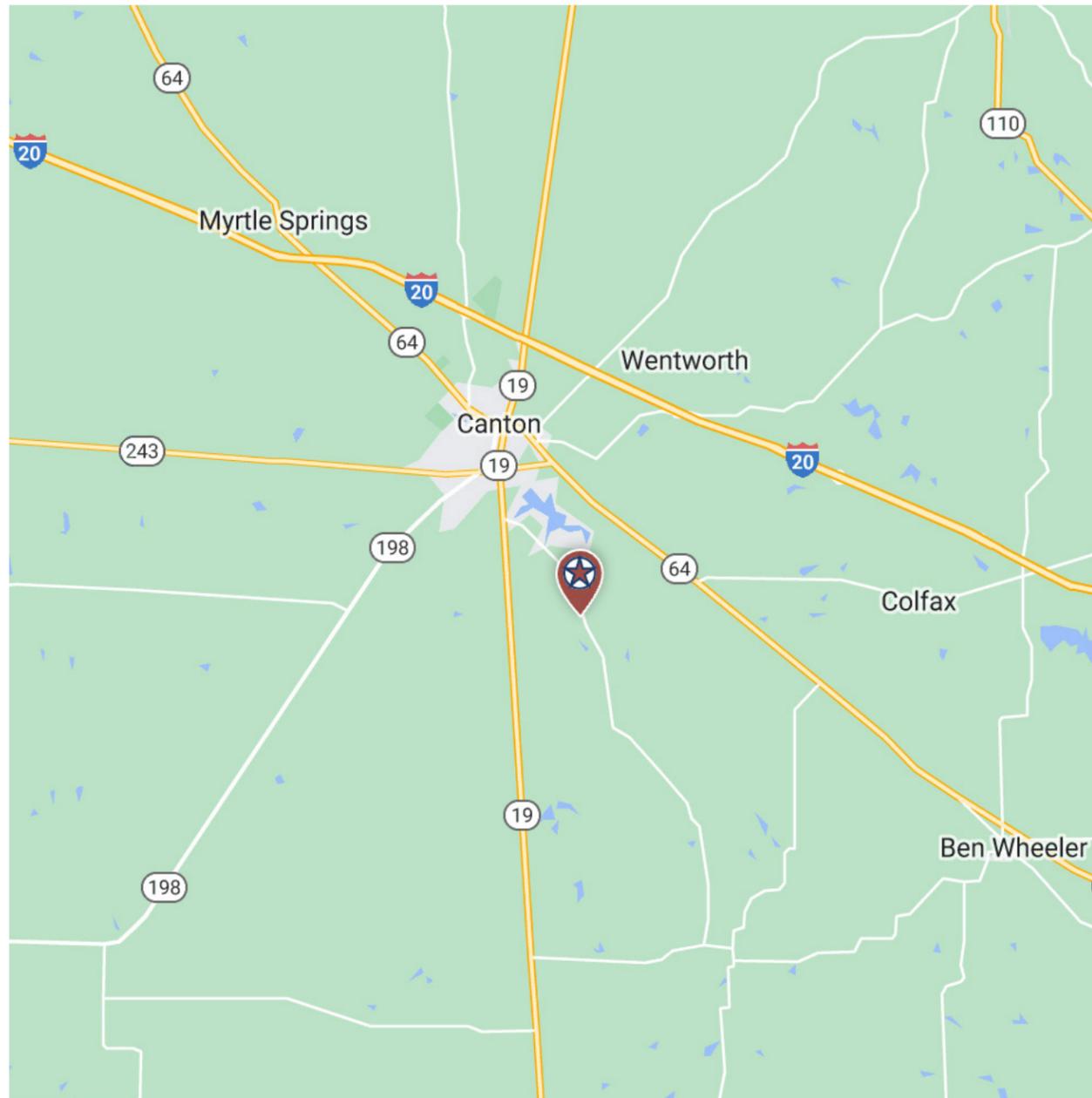
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LOCATION

The ranch is located 4 miles south of Canton and 23 miles north of Athens. The property is accessed from FM 2909 or CR 4204, located 1 hour from Dallas, and 4 hours from Houston.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The pasture portions of this property contain improved grasses that include Bermuda and Bahia. The loamy hilltop pasture has rolling topography with one small wooded drainage. There are a few areas for potential ponds with more that 95% of the property buildable. In recent years the property has been utilized for hay production.

WILDLIFE

Whitetail, waterfowl, hogs, and other native wildlife can be pursued in this area.

IMPROVEMENTS

The property is fenced and cross-fenced with a nice entryway off of FM 2909. There is also a set of livestock corrals near the FM frontage.

WATER

The improvements in this area are serviced by well water. There is a spring in the small creek that cuts across that eastern portion.

ELECTRICITY

Trinity Valley Electric services this area.

MINERALS

The seller does not own any minerals.

TAXES

Ranch shown by appointment only.
The annual property taxes are estimated at \$131.
There are also 105 +/- acres with improvements and 105 +/- acres available.





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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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.

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Agent's Supervisor's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Storm Sands	803856	storm@republicranches.com	214) 641-5858

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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