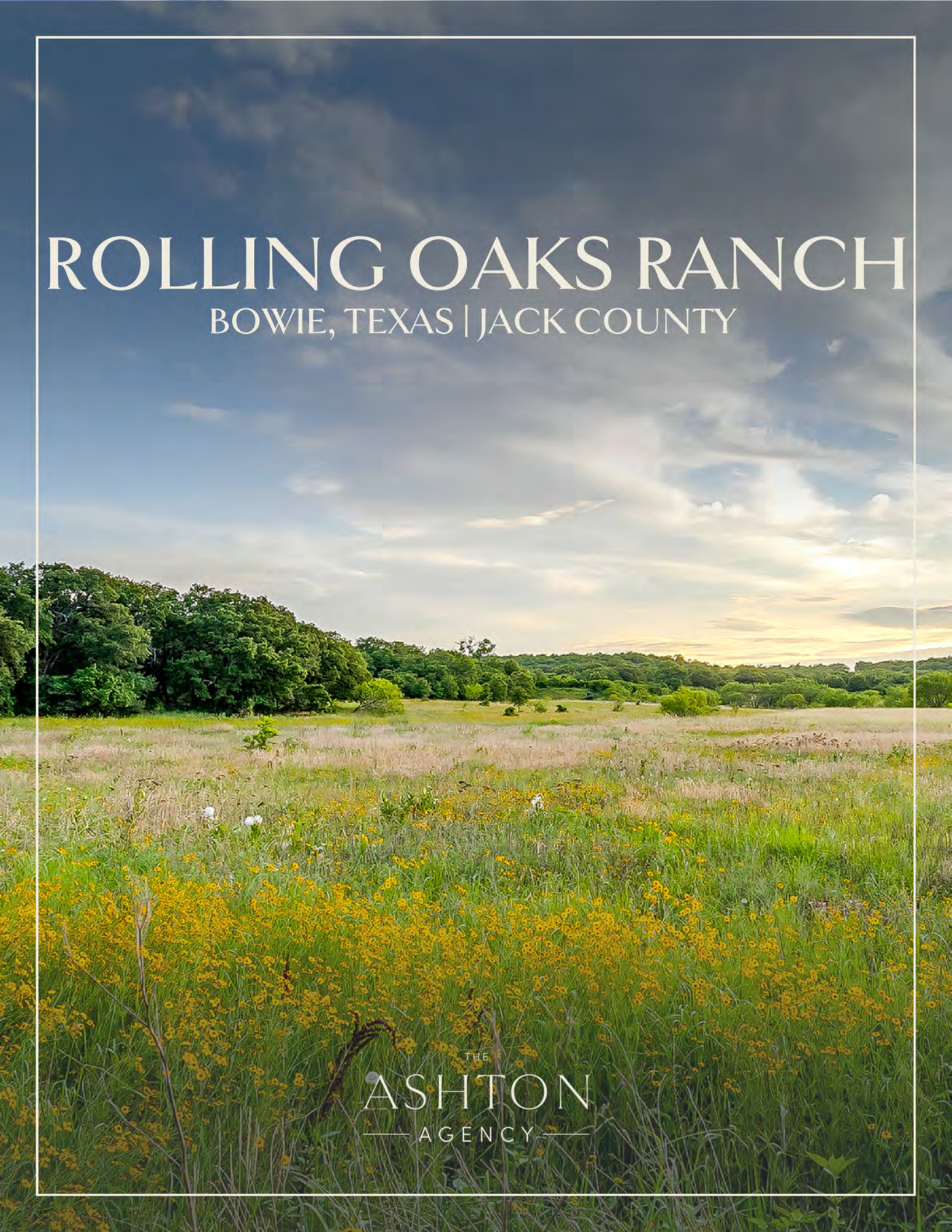


ROLLING OAKS RANCH

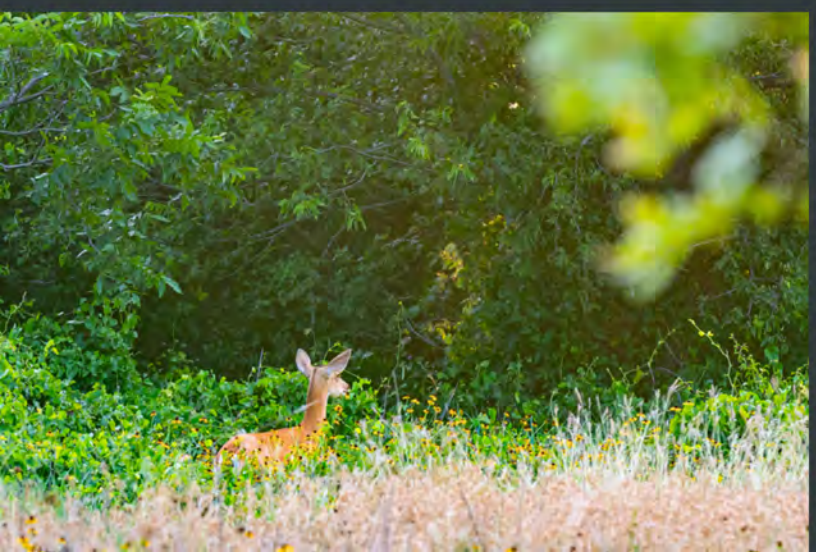
BOWIE, TEXAS | JACK COUNTY

THE ASHTON AGENCY

TBD FM 2127 | BOWIE, TEXAS

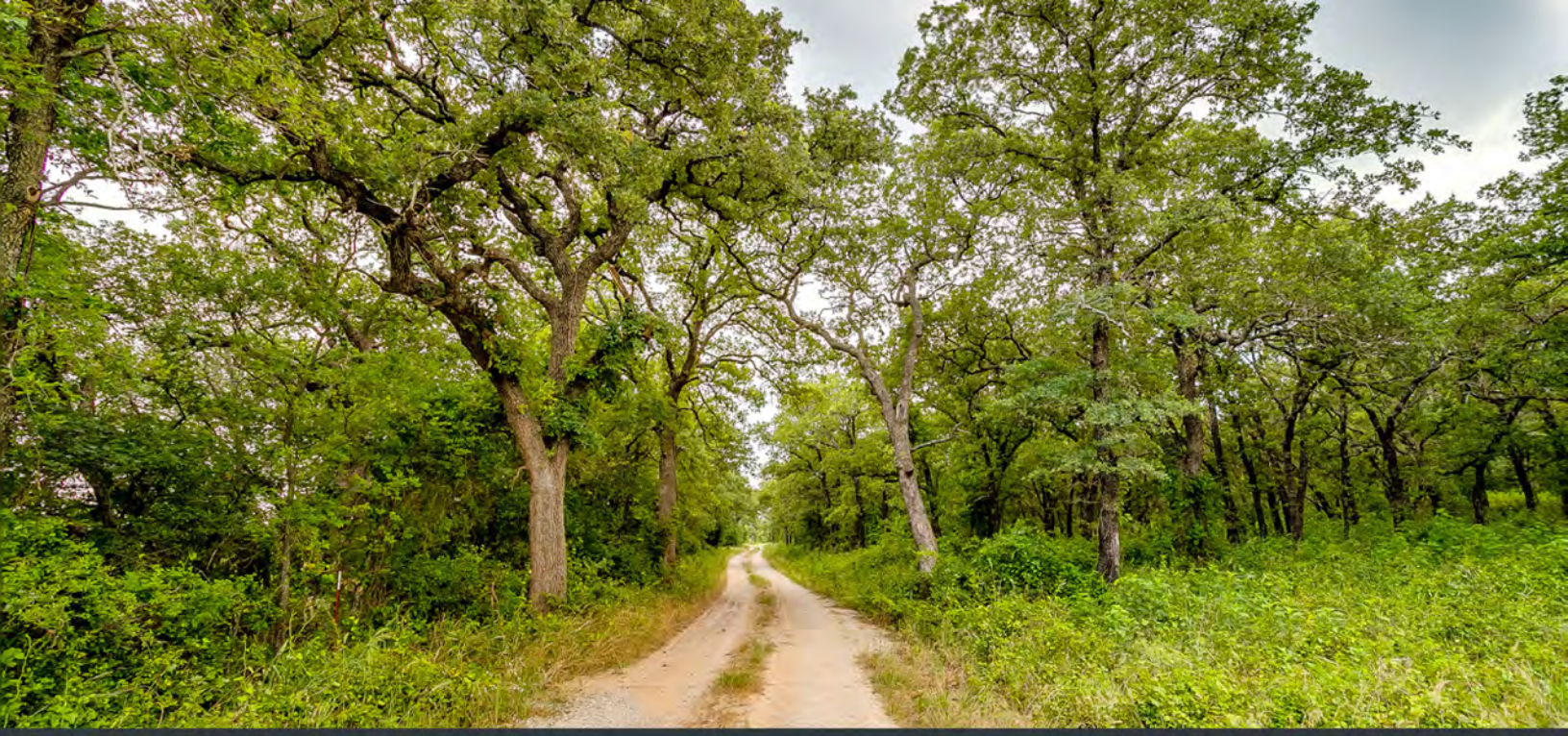
852± ACRES

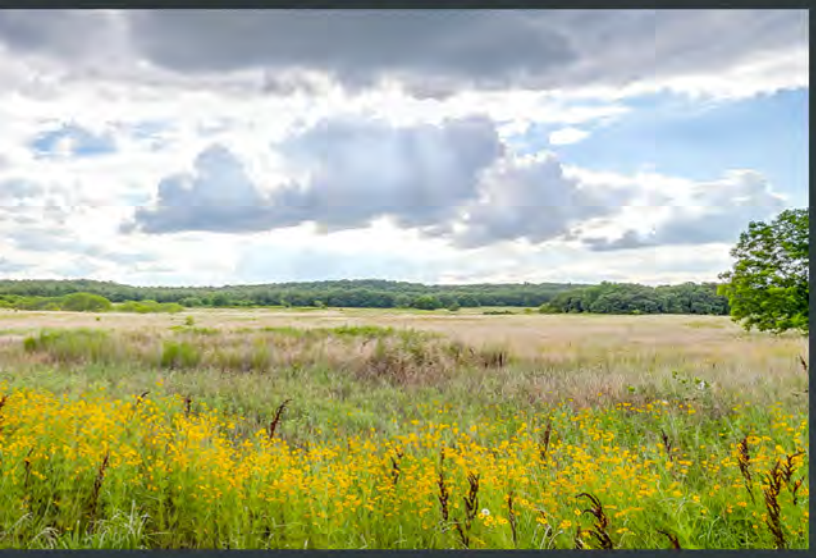
Just one hour from Fort Worth, this expansive ranch presents an opportunity to own 852± acres of diverse, gorgeous topography and abundant surface water including 15 tanks and multiple creeks. The property offers a varied mix of topography between heavily treed with mature hardwoods and open rolling pasture. The highest point at 1,220' in the center of the ranch provides breathtaking views of the entire property. The abundant surface water brings wildlife from around including whitetail deer, turkey and hog. An extensive trail system winds through the entire property making exploring this vast ranch a breeze. The newer caliche road provides easy access from FM 2127 all the way through the property to the southernmost back boundary. The property has 5-string barbed wire fence partially on the perimeter and cross-fenced. Groundwater is plentiful in the area with 20+ GPM water wells from the Trinity aquifer.



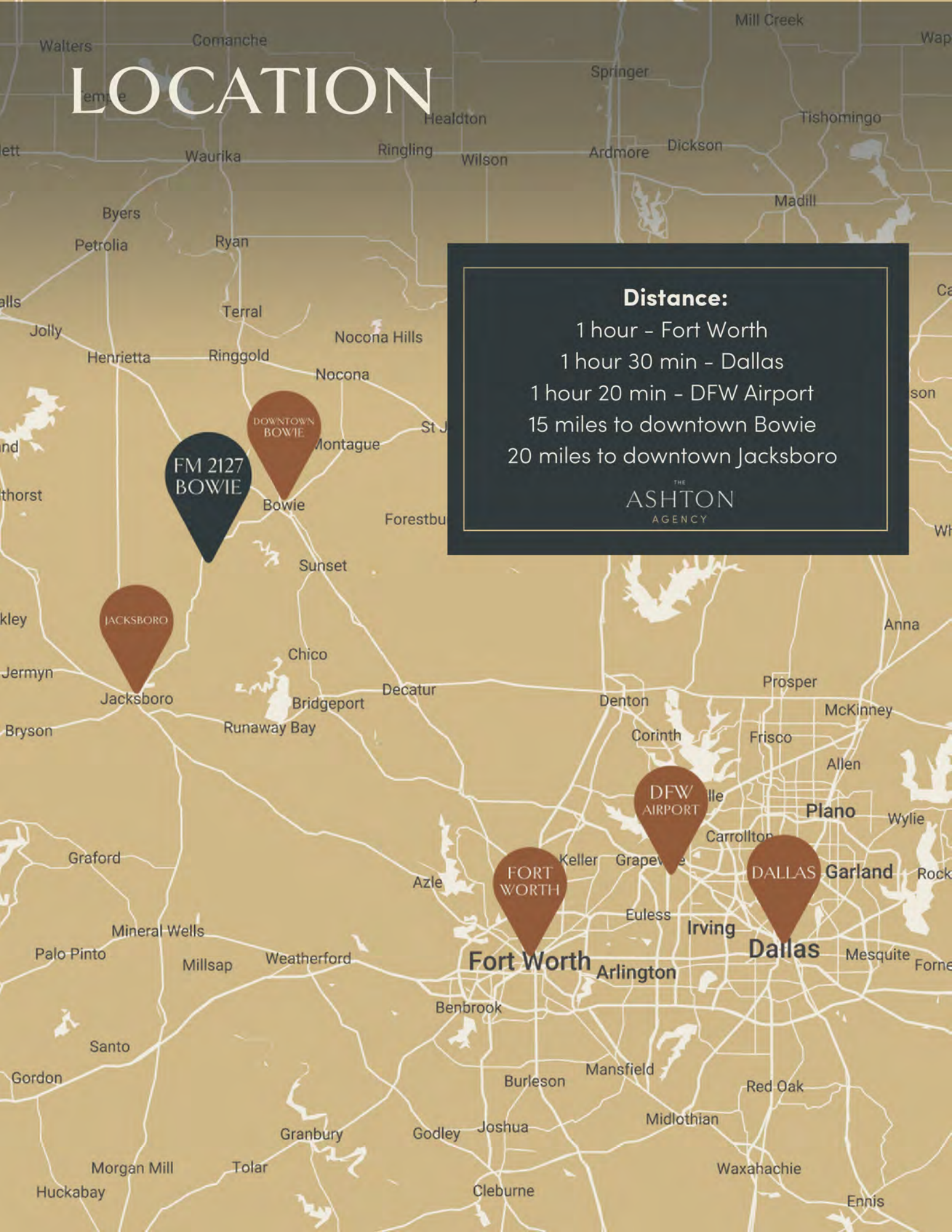
HIGHLIGHTS

- A balanced 50/50 mix of heavily treed and open rolling pastures
- Mature hardwoods including oaks and pecans
- 1250± feet of road frontage on FM 2127
- Over 130' of elevation change
- 15 tanks
- Multiple seasonal creeks
- Private caliche road from front to back of property
- Extensive trail system
- Abundant wildlife including Whitetail deer, turkey, hog
- Overhead electric through the property
- 2 water wells (depth, age and output unknown)
    - Great area ground water with wells adjacent to property (300-350') producing 20+ GPM
- Partial perimeter and cross-fencing (good to fair condition)
- Ag exempt - cattle
- Seller does not own minerals





LOCATION



Distance:

1 hour - Fort Worth

1 hour 30 min - Dallas

1 hour 20 min - DFW Airport

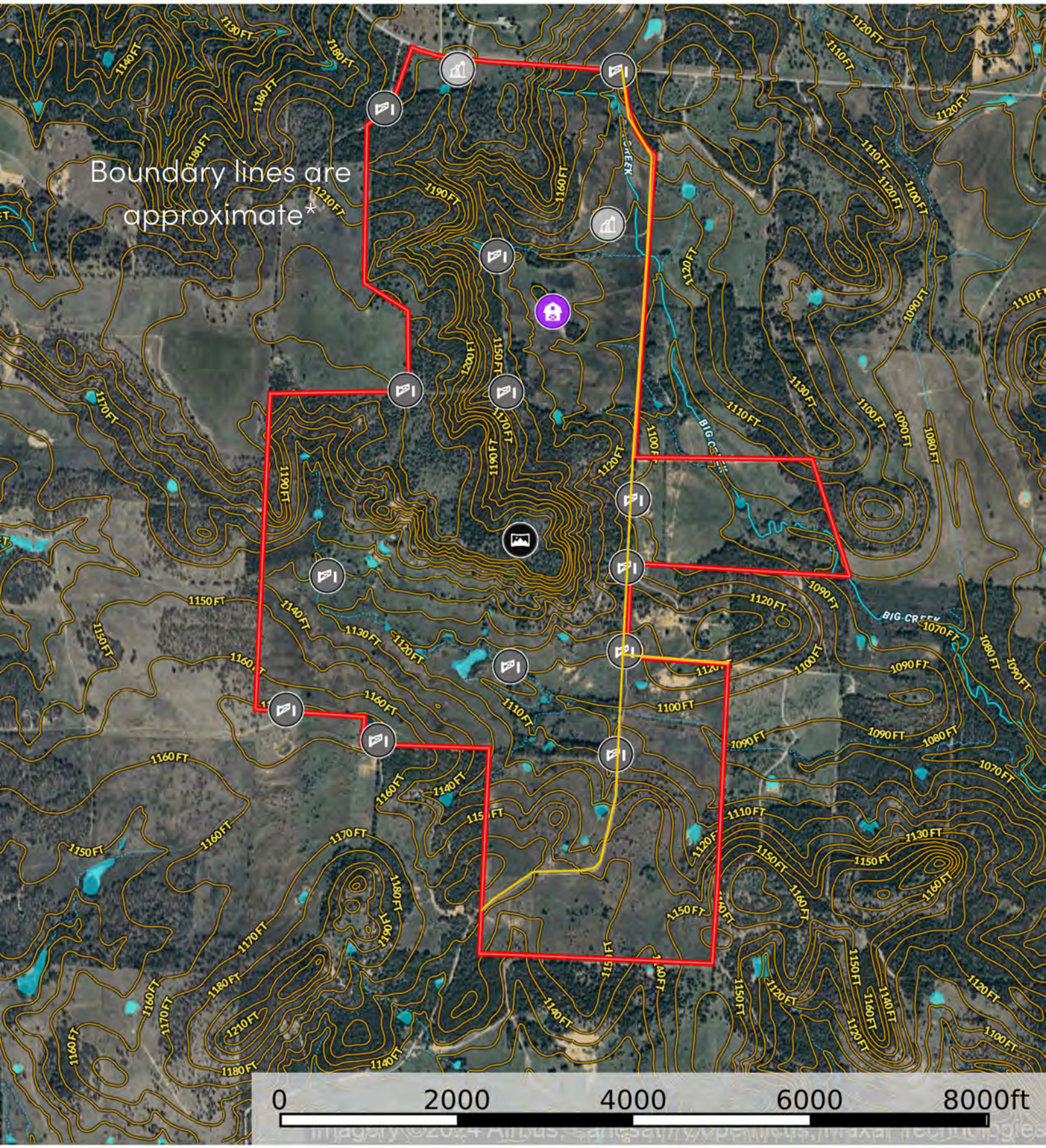
15 miles to downtown Bowie

20 miles to downtown Jacksboro

THE ASHTON AGENCY

Rolling Oaks Ranch | Bowie, TX | Jack County | 852± AC |

Jack County, Texas, 852 AC +/-



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The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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BROKER

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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