



UNIMPROVED LAND SELLER'S DISCLOSURE

FOR THE PURPOSE OF PROPOSED OFFERS FOR THE UNIMPROVED PROPERTY LOCATED AT:

TBD Highway 36 E Rising Star Tx 76471

(Property Address)

SELLER ☐ is ☒ is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.

SELLER ☐ is ☒ is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.

SELLER ☐ is ☒ is not aware of any environmental hazards that materially and adversely affect the Property.

SELLER ☐ is ☒ is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.

SELLER ☐ is ☒ is not aware of any wetlands, as defined by federal or state law or regulating affecting the Property.

SELLER ☐ is ☒ is not aware of any threatened or endangered species or their habitat affecting the Property.

SELLER ☐ is ☒ is not aware that the Property is located ☐ wholly ☐ partly in a floodplain,

SELLER ☐ is ☒ is not aware that a tree or trees located on the Property has oak wilt.

SELLER has or is aware of the following leases: ☐ ground, ☒ mineral, ☒ oil & gas,

☐ fixture, or ☐ tenant. ☐ Seller is not a party or aware of any leases associated with the Property.

If SELLER is aware of any of the items above, please explain:

SELLER NAME: Scott Investment &

SELLER NAME: Real Estate LLC

Signed by:

Michael Scott

08/21/2204

Signature

Date

08/21/2204

Signature

Date



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.

<u>Clark Real Estate Group</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0590750</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 458-0402</u> Phone
<u>Tim Clark</u> Designated Broker of Firm	<u>0516005</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 578-0609</u> Phone
<u>Tim Clark</u> Licensed Supervisor of Sales Agent/ Associate	<u>0516005</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 578-0609</u> Phone
<u>Sam Byrd</u> Sales Agent/Associate's Name	<u>0717388</u> License No.	<u>sam@clarkreg.com</u> Email	<u>254-592-6877</u> Phone
<u>MS</u> Buyer/Tenant/Seller/Landlord Initials		<u>08/21/2204</u> Date	



22
ACR24

Property Detail

Tax Summary

Property ID 1319 For Year 2024

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ACCOUNT



Parcel ID	1319
Legal Description	4 BLK 2 ET RR CO AB 1148
Additional Legal Information	
Additional Legal Information 2	
Additional Legal Information 3	
Geographic ID	01148-00040-00000-000000
Description	Real
Agent	
Category Code	D1 - OPEN-SPACE LAND
Total Acres	22.3820

OWNER



Owner ID	R51827
Name	SCOTT INVESTMENT & REAL ESTATE GROUP LLC
Care of	
Mailing Address	530 CO RD 224 STEPHENVILLE TX 76401
% Ownership	1.000000
Exemptions	

Show Map



LOCATION



Location	HWY 36
Map ID	25

VALUES

Values shown are 2024 Certified Values



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	0
Market Value	77,490
Land Market Value	77,490
Ag/Timber Value	2,780
Market Taxable	2,780
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	2,780

IMPROVEMENT BUILDING



Sequence	Type	Class	Condition	% Good	Year Built	Eff Year	Sqft	Total Value
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LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Val.
1	NATP	Native pastureland	10.0000	0.00	0.00	0.00	37000
2	NATP	Native pastureland	7.3820	0.00	0.00	0.00	25130
3	NATP	Native pastureland	5.0000	0.00	0.00	0.00	15360

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
01	EASTLAND COUNTY	0.3665690	77,490	2,780
35	RISING STAR ISD	0.8204000	77,490	2,780

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2024	0	0	2,780	77,490	2,780	0	2,780
2023	0	112,810	0	0	112,810	0	112,810
2022	0	0	2,240	112,810	2,240	0	2,240
2021	0	0	2,100	87,740	2,100	0	2,100
2020	0	0	1,750	61,550	1,750	0	1,750



		DEED	LLC SERIES 29	INVESTMENT & REAL ESTATE GROUP LLC			
09-19-2023	WD	WARRANTY DEED	NICKS CHARLES JR	EARN LEARN LLC SERIES 29	2023	2865	2023-00286
11-10-2022	WD	WARRANTY DEED	FERGUSON DAVID L & CYNTHIA L	NICKS CHARLES JR	2022	3626	2022-00362
12-31-2004	WD	WARRANTY DEED	VETERANS LAND BOARD	FERGUSON DAVID L & CYNTHIA L	2298	127	...
10-27-1998	CS	...	HARRIS JOHN R	FERGUSON DAVID L &	1835	68	...

DISCLAIMER : Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

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Property Detail

Tax Summary

Property ID **1318** For Year 2024

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ACCOUNT



Parcel ID	1318
Legal Description	4 BLK 2 ET RR/J T HARRIS
Additional Legal Information	AB 1148
Additional Legal Information 2	120 AC IN COMANCHE CO
Additional Legal Information 3	
Geographic ID	01148-00020-00000-000000
Description	Real
Agent	
Category Code	D1 - OPEN-SPACE LAND
Total Acres	80.0000

OWNER



Owner ID	R51827
Name	SCOTT INVESTMENT & REAL ESTATE GROUP LLC
Care of	
Mailing Address	530 CO RD 224 STEPHENVILLE TX 76401
% Ownership	1.000000
Exemptions	

Show Map



LOCATION



Location CO RD 274 RISING STAR TX 76471

Map ID 25

VALUES

Values shown are 2024 Certified Values



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	0
Market Value	277,410
Land Market Value	277,410
Ag/Timber Value	8,800
Market Taxable	8,800
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	8,800

IMPROVEMENT BUILDING



Sequence	Type	Class	Condition	% Good	Year Built	Eff Year	Sqft	Total Value
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LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value
1	DLCP	Dryland cropland	13.0000	0.00	0.00	0.00	45630
2	DLCP	Dryland cropland	34.0000	0.00	0.00	0.00	119340
3	DLCP	Dryland cropland	5.0000	0.00	0.00	0.00	14040
4	DLCP	Dryland cropland	2.0000	0.00	0.00	0.00	5270
5	NATP	Native pastureland	8.0000	0.00	0.00	0.00	29600
6	NATP	Native pastureland	11.0000	0.00	0.00	0.00	40700
7	NATP	Native pastureland	4.0000	0.00	0.00	0.00	13620
8	NATP	Native pastureland	3.0000	0.00	0.00	0.00	9210

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
01	EASTLAND COUNTY	0.3665690	277,410	8,800
35	RISING STAR ISD	0.8204000	277,410	8,800

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2024	0	0	8,800	277,410	8,800	0	8,800



DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
04-18-2022	WD	WARRANTY DEED	WILSON RAFTER 5 LLC	SCOTT INVESTMENT & REAL ESTATE GROUP LLC	2022	1079	2022-001079
07-24-2018	WD	WARRANTY DEED	MITCHELL, PHIL & DEBBIE	WILSON RAFTER 5 LLC	2018	2291	...
05-05-2009	SL	SALES LETTER	TYNES MICHAEL C & VALARIE V	MITCHELL PHIL & DEBBIE	2665	217	...
04-06-2006	WD	WARRANTY DEED	HARDWICK MICHAEL CURTIS	TYNES MICHAEL C & VALARIE V	2413	57	...
02-08-1993		...	CAUDLE W E	HARDWICK MICHAEL CURTIS	1533	289	...

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Property ID 1322 For Year 2024

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ACCOUNT



Parcel ID	1322
Legal Description	4 BLK 2 ET RR/ B O KITCHENS
Additional Legal Information	AB 1857
Additional Legal Information 2	120 AC IN COMANCHE CO
Additional Legal Information 3	
Geographic ID	01857-00020-00000-000000
Description	Real
Agent	
Category Code	D1 - OPEN-SPACE LAND
Total Acres	42.7700

OWNER



Owner ID	R51827
Name	SCOTT INVESTMENT & REAL ESTATE GROUP LLC
Care of	
Mailing Address	530 CO RD 224 STEPHENVILLE TX 76401
% Ownership	1.000000
Exemptions	

Show Map



LOCATION



Location	CO RD 274/137
Map ID	25

VALUES

Values shown are 2024 Certified Values



Improvement Hs	0
Improvement Nhs	49,340
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	8,510
Market Value	201,810
Land Market Value	143,960
Ag/Timber Value	4,440
Market Taxable	62,290
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	62,290

IMPROVEMENT BUILDING



Sequence	Type	Class	Condition	% Good	Year Built	Eff Year	Sqft	Total Value
1	CAB	2	AVG	0.750	1990	0	400	12440
2	SHD	1	AVG	0.750	1990	0	576	1730
3	SHD	2	AVG	0.970	2020	0	5000	23770



LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value
1	DLCP	Dryland cropland	16.7700	0.00	0.00	0.00	58860
2	NATP	Native pastureland	25.0000	0.00	0.00	0.00	85100
3			1.0000	0.00	0.00	0.00	8510

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
01	EASTLAND COUNTY	0.3665690	201,810	62,290
35	RISING STAR ISD	0.8204000	201,810	62,290

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2024	49,340	8,510	4,440	143,960	62,290	0	62,290
2023	49,760	0	4,600	132,820	54,360	0	54,360
2022	28,230	0	4,200	161,670	32,430	0	32,430
2021	28,260	0	4,050	134,730	32,310	0	32,310
2020	3,050	0	3,910	96,950	6,960	0	6,960

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
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		DEED	& DEBBIE	RAFTER S LLC			
05-05-2009	TYNES MICHAEL C & VALARIE V	MITCHELL PHIL & DEBBIE	2665	217	...
04-05-2006	WD	WARRANTY DEED	HARDWICK MICHAEL CURTIS	TYNES MICHAEL C & VALARIE V	2413	57	...
02-08-1993	CAUDLE W E	HARDWICK MICHAEL CURTIS	1533	289	...

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Property ID **12004629** For Year **2024**

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ACCOUNT



Parcel ID	12004629
Legal Description	A02099 KITCHENS, B. C., ACRES 114.8
Additional Legal Information	
Additional Legal Information 2	
Additional Legal Information 3	
Geographic ID	SSI-01-076
Description	Real
Agent	
Category Code	D1 - OPEN-SPACE LAND
Total Acres	114.8000

OWNER



Owner ID	R900058313
Name	SCOTT INVESTMENT & REAL ESTATE GROUP, LLC
Care of	
Mailing Address	530 CR 224 STEPHENVILLE TX 76401 9475
% Ownership	1.000000
Exemptions	

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LOCATION



Location CR 133 TX 9475

Map ID

VALUES

Values not available



Values are not available

IMPROVEMENT BUILDING



Sequence	Type	Class	Condition	% Good	Year Built	Eff Year	Sqft	Total Value
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TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
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Values are not available

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2023	17,750	0	14,620	574,000	32,370	0	32,370
2022	14,670	0	13,780	401,800	28,450	0	28,450
2021	13,340	0	13,890	332,920	27,230	0	27,230
2020	13,340	0	13,660	316,270	27,000	0	27,000

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
...	MITCHELL, PHIL & DEBBIE	WILSON RAFTER 5 LLC

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Property Detail

Tax Summary

Property ID **50090** For Year **2024**

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ACCOUNT



Parcel ID	50090
Legal Description	29 BLK 3 BBB&C RR CO AB 40
Additional Legal Information	120 AC IN COMANCHE CO
Additional Legal Information 2	
Additional Legal Information 3	
Geographic ID	00040-00100-00010-000000
Description	Real
Agent	
Category Code	D1 - OPEN-SPACE LAND
Total Acres	73.4100

OWNER



Owner ID	R51827
Name	SCOTT INVESTMENT & REAL ESTATE GROUP LLC
Care of	
Mailing Address	530 CO RD 224 STEPHENVILLE TX 76401
% Ownership	1.000000
Exemptions	

Show Map ☺



LOCATION



Location 517 HWY 36 RISING STAR TX 76471

Map ID

VALUES

Values shown are 2024 Certified Values



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	0
Market Value	249,070
Land Market Value	249,070
Ag/Timber Value	7,090
Market Taxable	7,090
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	7,090

IMPROVEMENT BUILDING



Sequence	Type	Class	Condition	% Good	Year Built	Eff Year	Sqft	Total Value
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LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Val
1	DLCP	Dryland cropland	51.0000	0.00	0.00	0.00	179010
2	DLCP	Dryland cropland	5.0000	0.00	0.00	0.00	13170
3	NATP	Native pastureland	10.3000	0.00	0.00	0.00	35060
4	NATP	Native pastureland	7.1100	0.00	0.00	0.00	21830

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
01	EASTLAND COUNTY	0.3665690	249,070	7,090
35	RISING STAR ISD	0.8204000	249,070	7,090

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2024	0	0	7,090	249,070	7,090	0	7,090
2023	0	0	7,630	225,550	7,630	0	7,630
2022	0	0	7,340	334,750	7,340	0	7,340
2021	0	0	7,590	285,310	7,590	0	7,590
2020	5,130	0	7,920	169,920	13,050	0	13,050



		DEED	RAFTER 5 LLC	INVESTMENT & REAL ESTATE GROUP LLC			
09-06-2018	WD	WARRANTY DEED	REED LESTER PAUL & LINDA JOYCE	WILSON RAFTER 5 LLC	2018	2809	...
07-12-2004		...	REED L D	REED LESTER PAUL & LINDA JOYCE	2261	181	...

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