

SALE

HEFLEY RANCH

15961 FM 2463 Wheeler, TX 79096



Sale Price

\$2,450,000

OFFERING SUMMARY

Lot Size: 220 Acres

Price / Acre: \$11,136

PROPERTY OVERVIEW

The Hefley Ranch consists of +-220 acres located 4.5 miles SW of Wheeler. It has an excellent stand of grass on a level to slightly rolling fine sandy loam.

The ranch has 1 mile of highway frontage on FM 2473 and 1/2 mile of frontage on Co. Road 11.

2 homes that are less than 3 years old are located on the property. The City of Wheeler, with schools, businesses, the hospital, and the courthouse are less than 4.5 miles away.

The south home according to the Wheeler County Appraisal District has 2,400 sq ft. It features 3 bedrooms, 2.5 bathrooms, a saferoom, dining room, living room and children's play room.

The north home has 1,360 sq ft according to the Wheeler CAD. It has 2 bedrooms, 2.5 bathrooms, living room and dining room.

The headquarters has a 50 x 100 sq ft barn with an 8 inch concrete floor and 14 ft steel doors. It can be used for equipment storage, grain storage, a workshop, or for recreational activity. 5 additional buildings and 4 steel granaries are located there as well to be used shed cattle, sheep, goats, or grain. An extensive set of steel working, shipping and receiving pens are adjacent to the barn.

The fences are superb with 5 barbed wires and steel T-post. Cross fences break the ranch into 4 quadrants with large water tanks in each one. One quadrant is fenced with woven wire as well as barbed wire to pasture sheep and goats as well as cattle.

The ranch has irrigation potential. Center pivots are located immediately north and east of the property.

This property could be used for a housing development or for mobile home locations.

Few properties come on the market that offer so many possibilities.

Richard Hefley, ALC
(806) 898-1786



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

**Coldwell Banker Commercial
First Equity**

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Date