

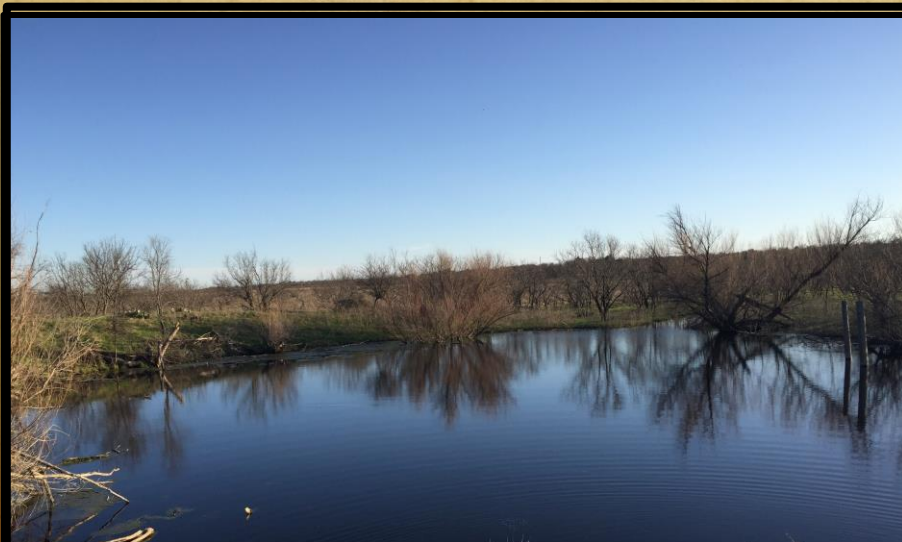


REAL ESTATE GROUP

## FARM AND RANCH

integrity · knowledge · results

**Cattle & Working | Cutting & Equestrian Facilities  
Hunting & Recreational | Investment | High Game | Large Acreage**



**27 Acres on Hwy 84**

8177 US Hwy 84 ~ Goldsboro, TX



COMMERCIAL  
Real Estate



**Brett Grier** Mobile: 817.357.7347 Office: 817.458.0402 Fax: 817.764.1955  
[brett@clarkreg.com](mailto:brett@clarkreg.com) [www.creg ranch.com](http://www.creg ranch.com)







**8177 US Hwy 84**  
**Goldsboro, TX**



**Key Points:**

**Price:** \$139,900

- ✓ 27 Acres
- ✓ 700' of Hwy 84 Frontage
- ✓ Hunting/Recreational
- ✓ Residential Farm & Ranch

**Location:**

From Abilene drive south on Hwy 84 half way between Lawn and Goldsboro. Property is on the east side of the road left of Silverado Gate.

**Land Size:** 27 Acres

**Minerals:** None

**Utilities:** Co-op electric, city water

**Additional Information:**

27 acres with 700+ feet of Hwy 84 frontage. Mostly mesquite with some live oak trees, good stand of grass. Could be a great place to build a home or start a business. Coleman county water line runs along the highway. Property is a long rectangle and there are large neighboring tracts to the east.







# 8177 US Hwy 84

## Goldsboro, TX



### FARM AND RANCH

## PROPERTY PHOTOS



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**CRG FARM AND RANCH**

## PROPERTY PHOTOS



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# 8177 US Hwy 84

## Goldsboro, TX

### CRG FARM AND RANCH

### AERIAL



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**Brett Grier** Mobile: 817.357.7347 Office: 817.458.0402 Fax: 817.764.1955

[brett@clarkreg.com](mailto:brett@clarkreg.com)

[www.cregranch.com](http://www.cregranch.com)

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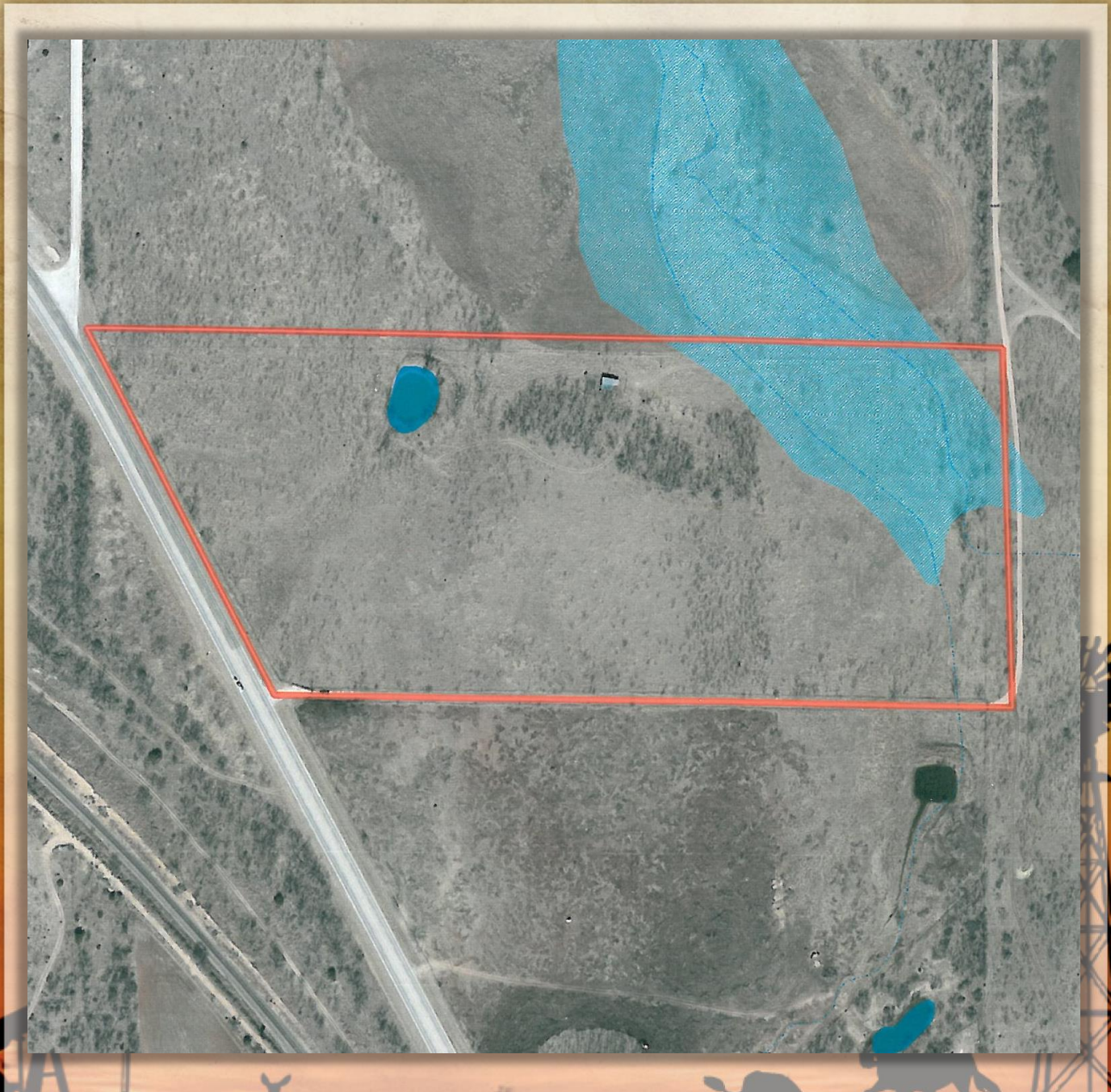


# 8177 US Hwy 84

## Goldsboro, TX

### CR FARM AND RANCH

## FLOODPLAIN MAP



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[brett@clarkreg.com](mailto:brett@clarkreg.com)

[www.cregranch.com](http://www.cregranch.com)

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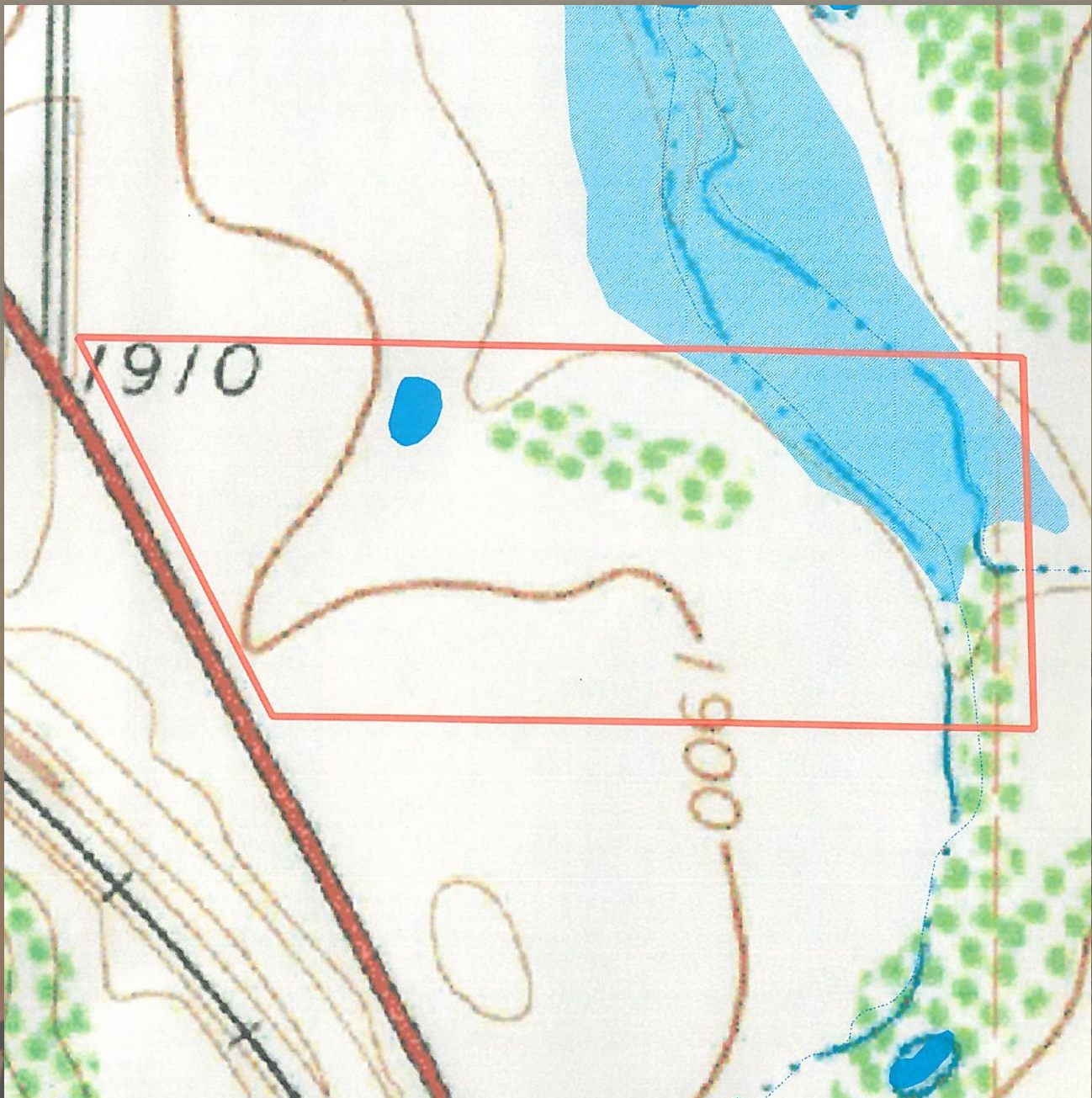


# 8177 US Hwy 84

## Goldsboro, TX

### CLARK REG FARM AND RANCH

### TOPO



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**Brett Grier** Mobile: 817.357.7347 Office: 817.458.0402 Fax: 817.764.1955  
[brett@clarkreg.com](mailto:brett@clarkreg.com) [www.creg ranch.com](http://www.creg ranch.com)

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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.



## 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>590750</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>516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 458-0402</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Tim Clark</u>	<u>516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Brett Grier</u>	<u>633968</u>	<u>brett@clarkreg.com</u>	<u>(817) 357-7347</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](http://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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8901 E. Hwy 377 Cresson, TX 76035 ~ 400 W I-20 #100 Weatherford, TX 76086 ~ 1315 Waters Edge #108 Granbury, TX 76048

**Brett Grier 817.357.7347 [brett@clarkreg.com](mailto:brett@clarkreg.com) [www.cregbranch.com](http://www.cregbranch.com)**

