



REAL ESTATE GROUP

FARM AND RANCH

integrity · knowledge · results

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



+/- 778 Acre Hunting Ranch

8402 FM 1235 ~ Abilene, TX

Virtual Tour

<http://youtu.be/8ciJBMh4uY0>

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8402 FM 1235

Abilene, TX



Key Points:

- ✓ 778 acres
- ✓ 1,850 sf 3 bed, 2 bath Cedar Lodge
- ✓ 50' x 60' metal barn
- ✓ Roping arena
- ✓ Abundant wildlife

Price: \$2,585 per acre

Location:

From Abilene take Hwy 277 S to FM 1234 and make a right. Property has a high fence with a black pipe entrance at the corner of White Mines Road and FM 1235.

Land Size: 767.8 Acres

Terrain:

Good mix of mesquite and cedar with excellent native grasses. This gently rolling terrain is complimented with an abundance of water. The property includes 11 tanks (3 of which are spring fed) and 2 seasonal creeks. With just the right amount of "hunting cover" the big boys can reach their full potential.

Wildlife:

Top end whitetail across the board! All of the deer on this property are superior genetics and top end bucks are well over 200 inches. The whitetail have been diligently managed since 2008 and the property is currently at MLD Level 3 status. In addition to the monster bucks, you will find trophy Axis, Blackbuck and Fallow. The property also includes world class duck hunting! Additionally, you can hunt dove, turkey and varmints.

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Improvements:

The 2D hunting ranch includes a 1,850 sf 3 bedroom, 2 bath 2 story lodge with a 16' x 24' loft (built 2010). This home includes 2 master suites with 2 full bathrooms, kitchen, dining area, and living room with vaulted ceilings as well as a full laundry/mud entry room. The 2nd floor is a balcony bunk room with another full bathroom and tons of storage. There's a 384 sf rock/cedar party pavilion. The outdoor patio has a fireplace and open mortared rock fire pit, as well as another full length porch attached to the lodge which makes the perfect spot for entertaining guests, family, live music by the 8' rock open fire pit.

There is a 50' x 60' metal shop/barn that houses a cold storage meat locker for processing game, horse stalls and plenty of room for all equipment necessary to run the ranch. There are cattle working pens, 2 grain silos, roping arena and a 150' x 300' round pen. All fencing is in good shape and the roads are in excellent condition. The owners have also constructed a 7.5 acre soft release enclosure with pond. The ranch also includes 5 top of the line box stands, 5 broadcast feeders as well as 4 bulk protein feeders.

The 2D ranch offers 5 insulated and elevated deer blinds strategically positioned throughout the property. All of which are equipped with steel, welded, corn feeders, and 4 – 3,000 pound protein feeders. The blinds offer comfortable seating that is spacious enough for 2 adults. This allows for extended hunts maintaining comfort and sound control.

In the middle of the ranch is a rectangular high fence 9 acre release pen which is used for introducing new wildlife to the property.



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8402 FM 1235

Abilene, TX

CRG FARM AND RANCH

PROPERTY PHOTOS



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PROPERTY PHOTOS



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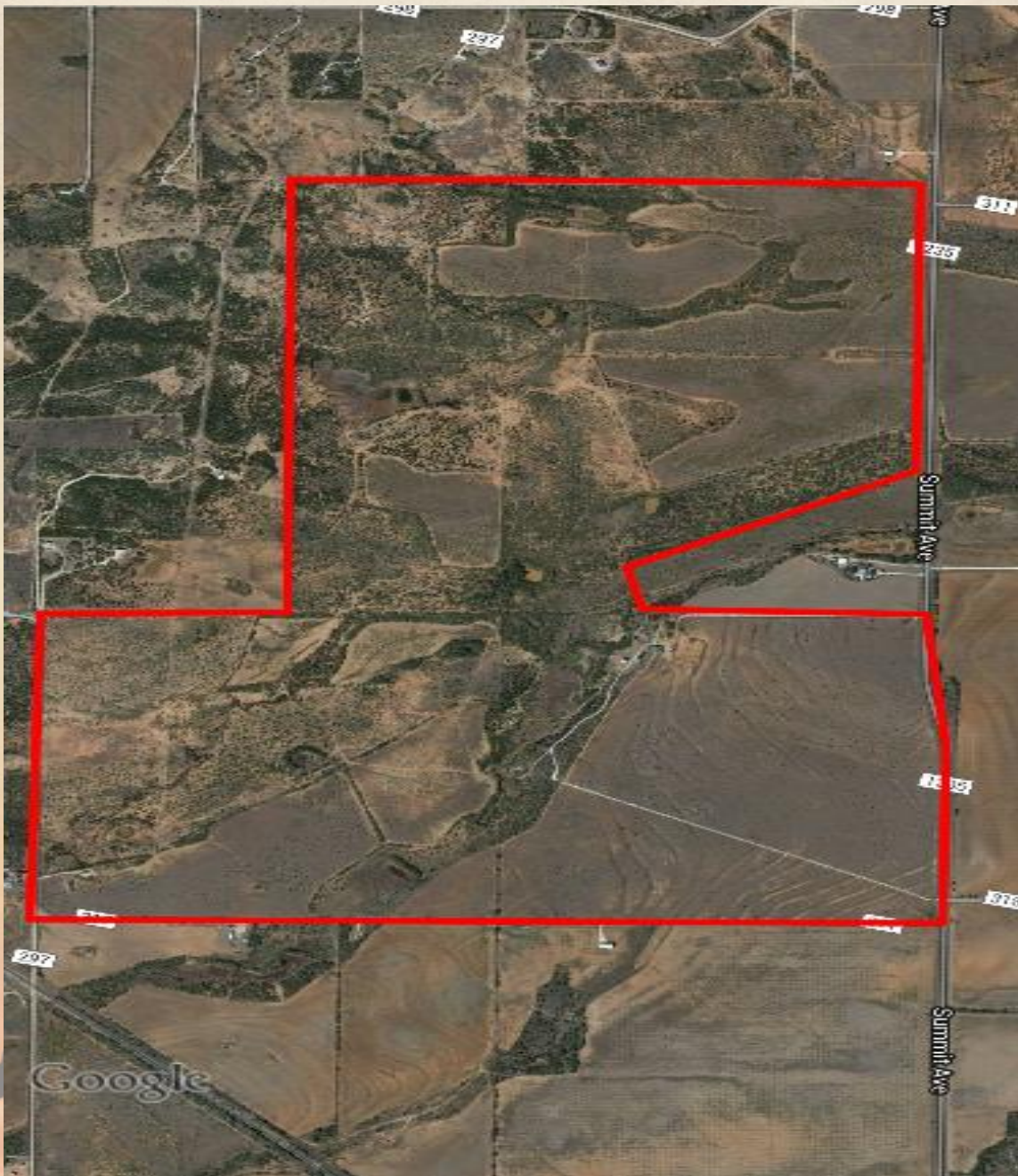


8402 FM 1235

Abilene, TX

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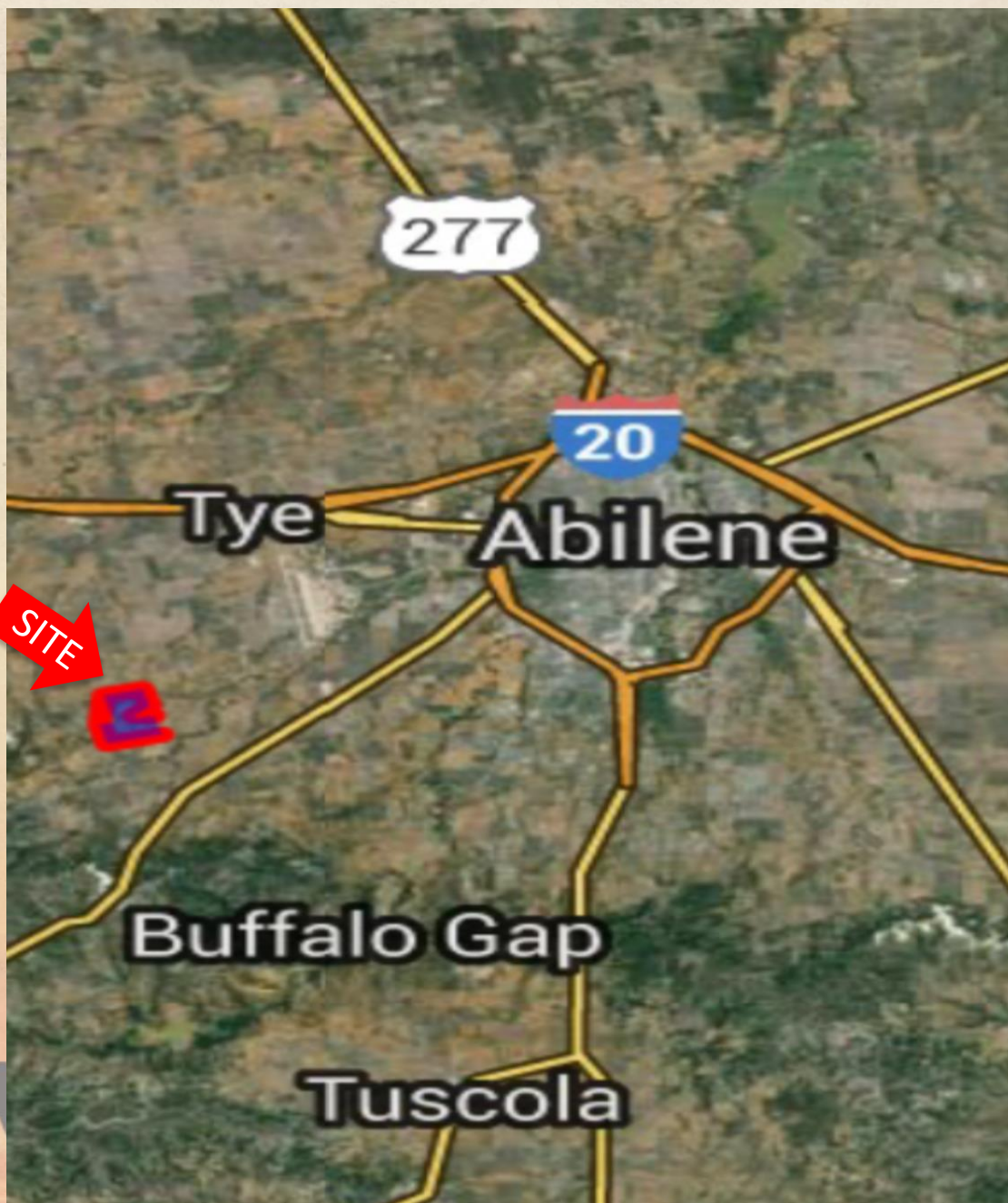
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Abilene, TX



FARM AND RANCH

AERIAL - DISTANT



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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.

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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

TAR 2501

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