



REAL ESTATE GROUP

FARM AND RANCH

integrity · knowledge · results

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



110 Acre Ranch With A Cabin

246 HCR 1450 S ~ Itasca, TX

Virtual Tour

<https://youtu.be/pXpz3ZuGypg>

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Brett Grier Mobile: 817.357.7347 Office: 817.458.0402 Fax: 817.764.1955

brett@clarkreg.com

www.cregranch.com





246 HCR 1450 S

Itasca, TX



FARM AND RANCH

Key Points:

- ✓ 110 acres
- ✓ An additional 29 + acres available
- ✓ 3 tanks. Seasonal & springs fed creeks
- ✓ Barn and cattle pens
- ✓ Abundant wildlife

Price: \$588,000

\$495,000

Location:

From Cleburne go south on 174 through Covington. Make a right on FM 934, left on 1450 S. Property is on the left hand side of the road. Look for Clark Real Estate sign.

Land Size: 110 Acres

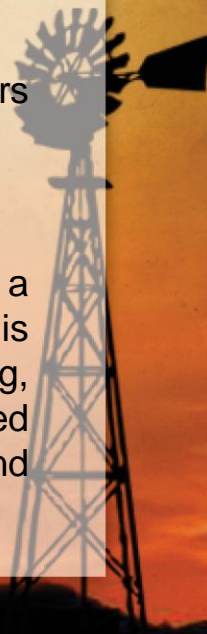
Minerals: Negotiable

Terrain: Rolling to hilly

Closest Cities: 1 hour to Fort Worth, 12 minutes to Hillsboro, 2 hours to Austin, 49 min to Waco.

Additional Information:

110 acres, possibility of another 29 acres. Great place to sneak away for a weekend or raise the kids in a small town at a slower pace! Property is fenced and cross-fenced with endless opportunities: hunting, fishing, raising cattle, or building your dream house in the woods. Pipe gated entrance off of HCR 1450. Cottonwood creek borders a portion. The land covers a large area with its shape.



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246 HCR 1450 S

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CRG FARM AND RANCH

PROPERTY PHOTOS



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R
REALTOR

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246 HCR 1450 S

Itasca, TX

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PROPERTY PHOTOS



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246 HCR 1450 S

Itasca, TX



FARM AND RANCH

AERIAL



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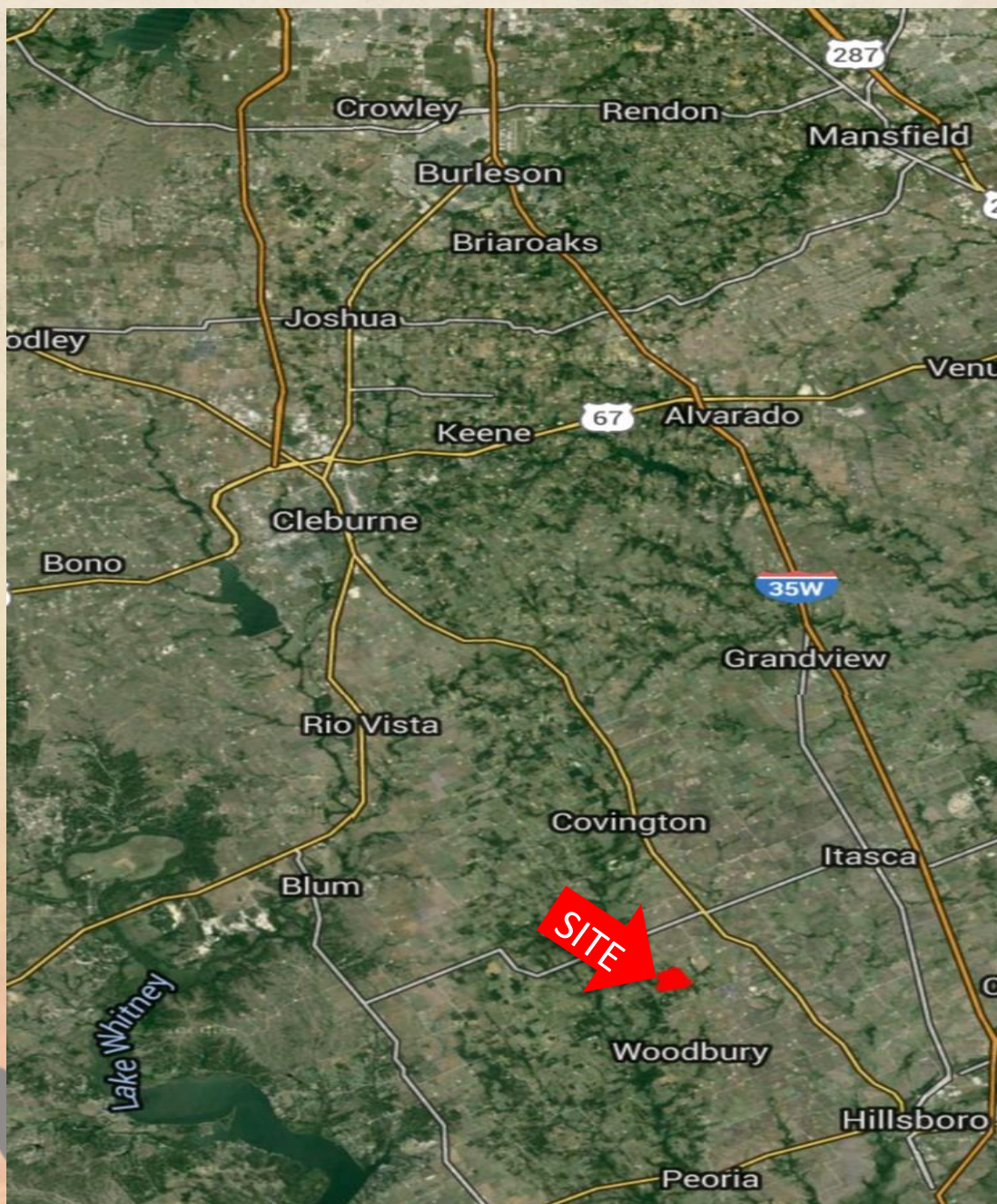


246 HCR 1450 S

Itasca, TX

CRG FARM AND RANCH

AERIAL - DISTANT



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brett@clarkreg.com www.creg ranch.com





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

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 www.cregbranch.com

