



MCKISSICK & ASSOCIATES

15 +/- Acres

Celina, TX

\$45,000/acre | County Road 171

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Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.

Property Information

Brokerage ~ Consulting ~ Development

Asking Price:
\$45,000/acre

Property Description:

Gorgeous hard to find 15 acres located in Celina ISD. This property consists of open meadow, trees, creek, and pond. Nice pipe and cable fencing, paved road frontage, and surrounded by beautiful farms & ranches. Having close proximity to all major highways and only about 1/2 a mile from N. Custer Rd and close to the Collin County Outer Loop, make this an ideal place to build your country dream home with having easy access to the Metroplex.

Location:

Collin County
CR 171
Weston ETJ

Size:

14.984 Acres

School District:

Celina

Utilities:

Electric and Water are at the road but not in place.

City Information - Celina:

Celina is a city in Collin and Denton counties, Texas. As of the 2010 census, Celina had a population of 6,028 up from 1,861 at the 2000 census. According to the United States Census Bureau, the town has a total area of 14.2 square miles, of which 14.0 square miles is land and 0.15 square miles or 1.10%, is water. Running north/south through the town is State Highway 289 (locally known as Preston Road). It starts near downtown Dallas and terminates near Sherman. Celina is located about equidistant between downtown Dallas and the Oklahoma border. Being mostly farm and ranch land, the terrain is largely open fields on flat-to-gently-rolling terrain. The Celina High School football team is one of the most successful programs in Texas, with a UIL-record eight state titles and a 68-game winning streak.

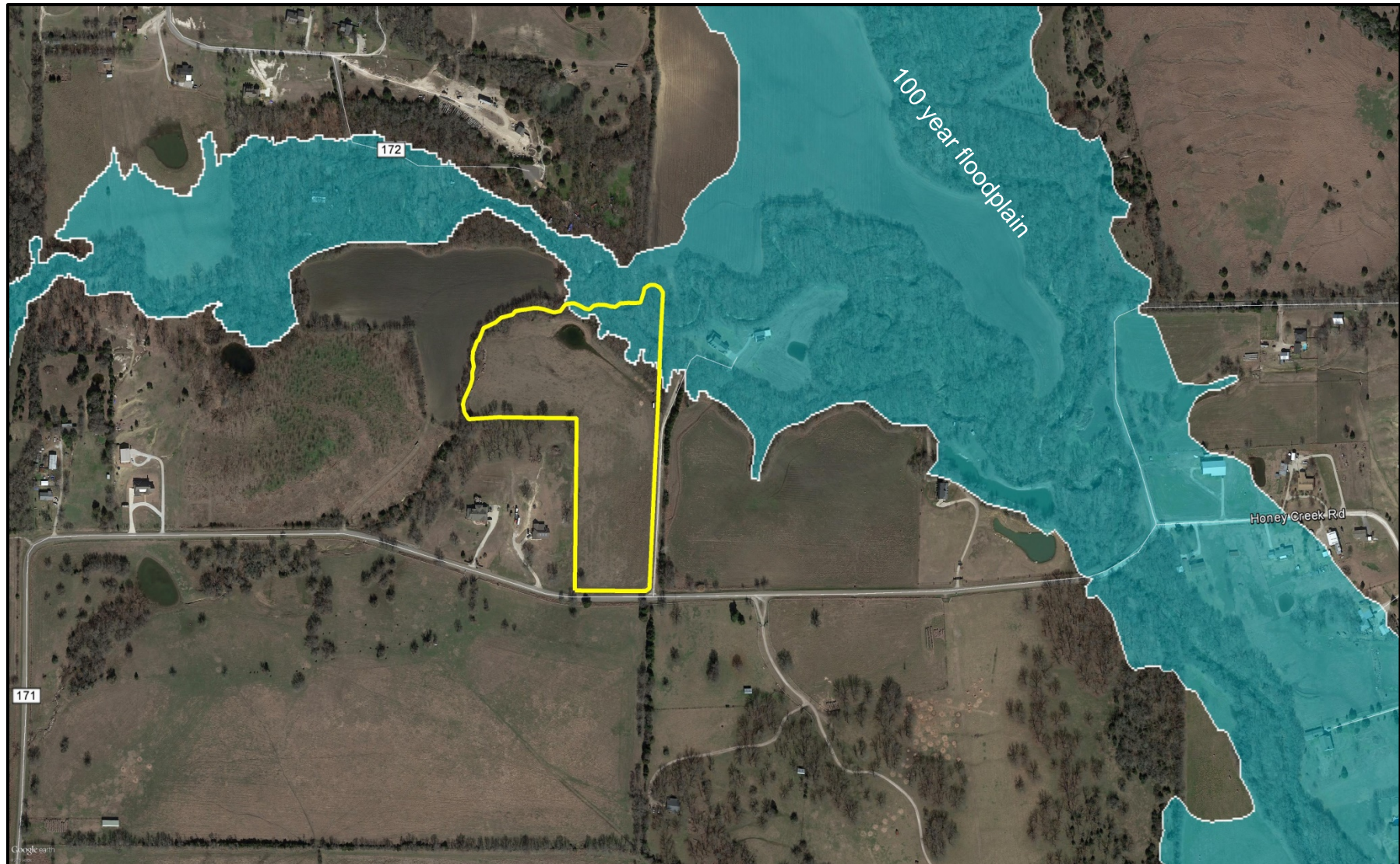


AMY BETHEL | 972-562-9090 OFFICE | 972-658-8326 CELL | AMY@RESMCKINNEY.COM | WWW.RESMCKINNEY.COM

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Aerial/Flood

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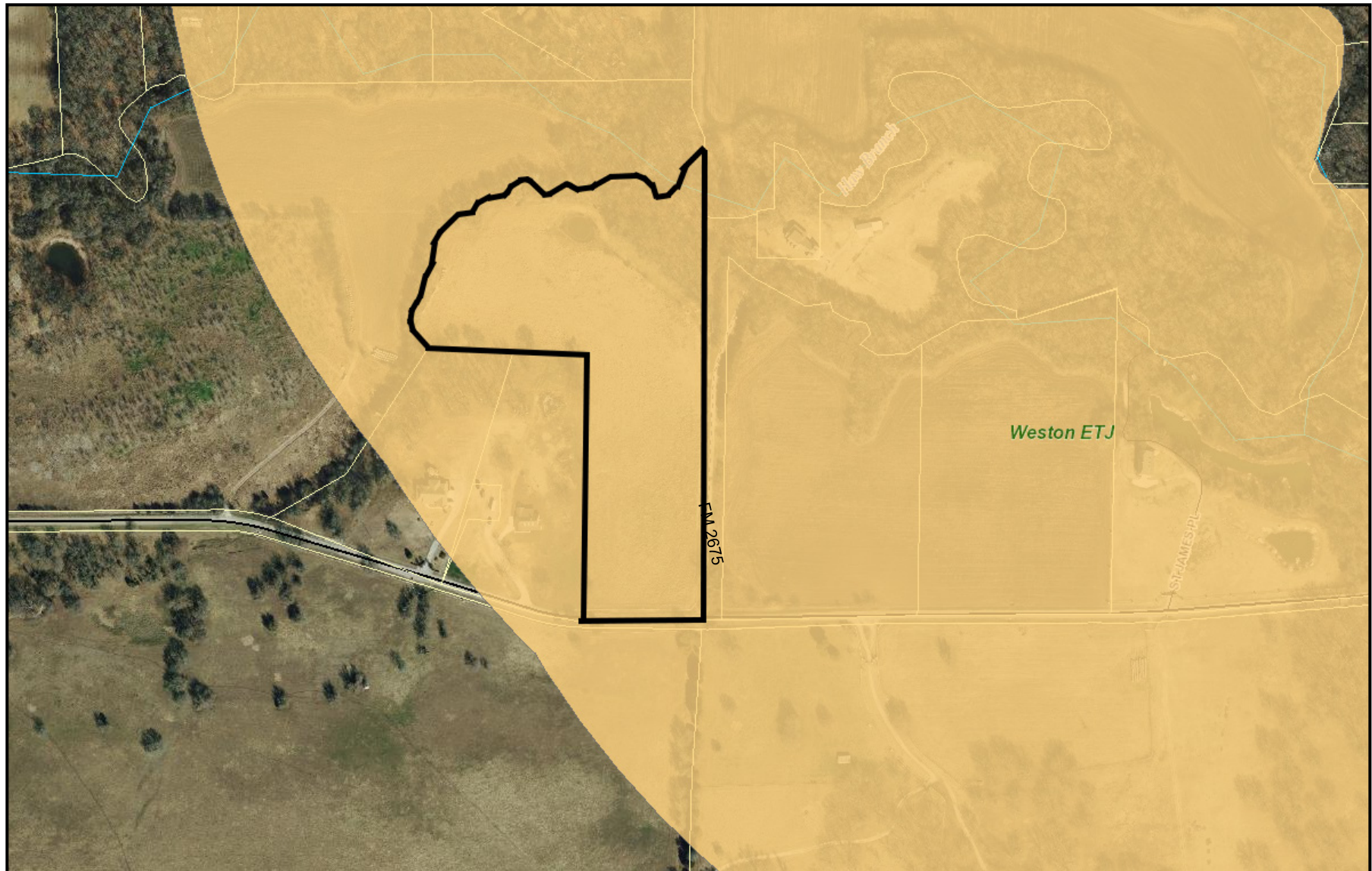
Topography Map

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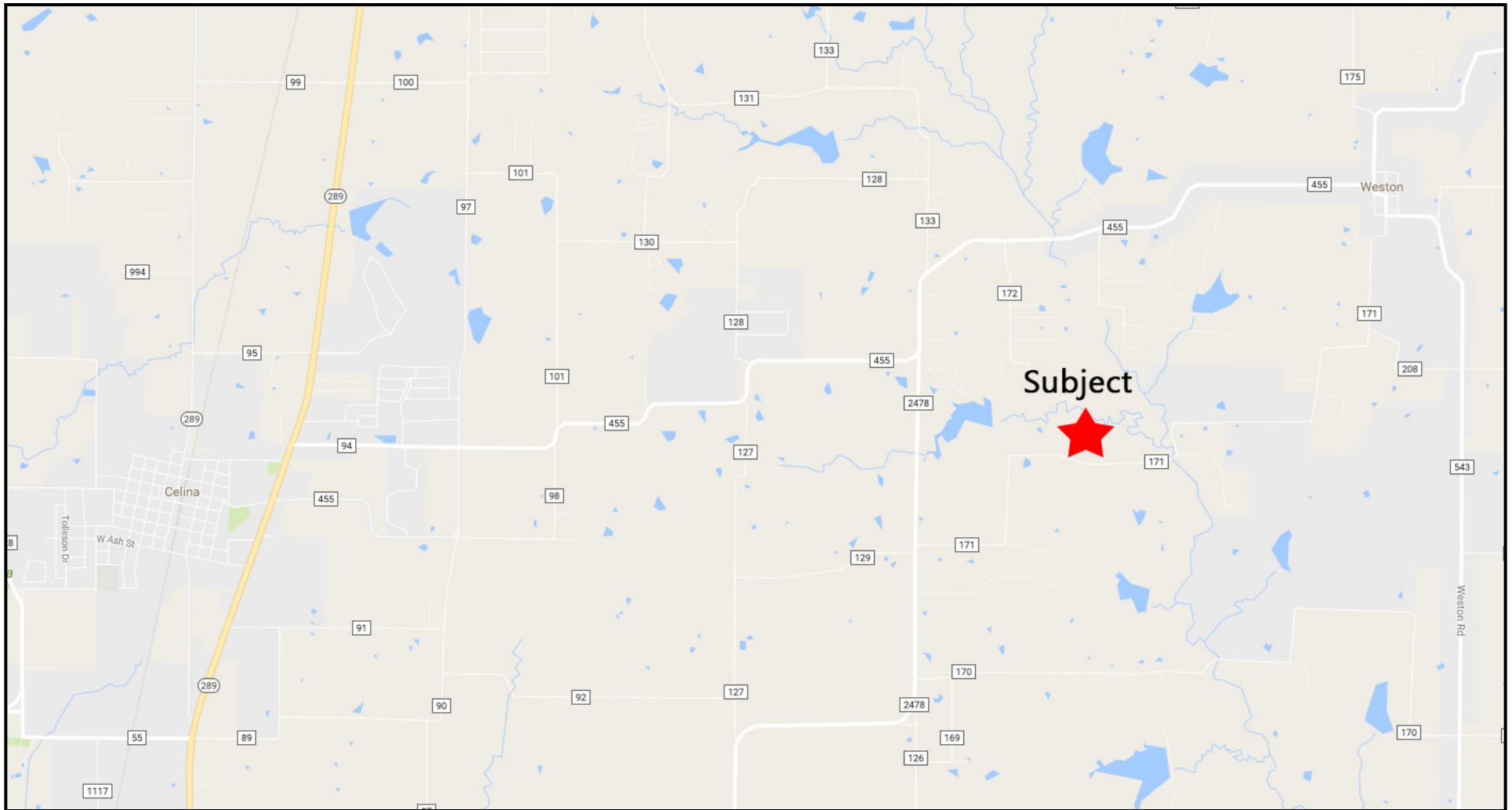
ETJ Information

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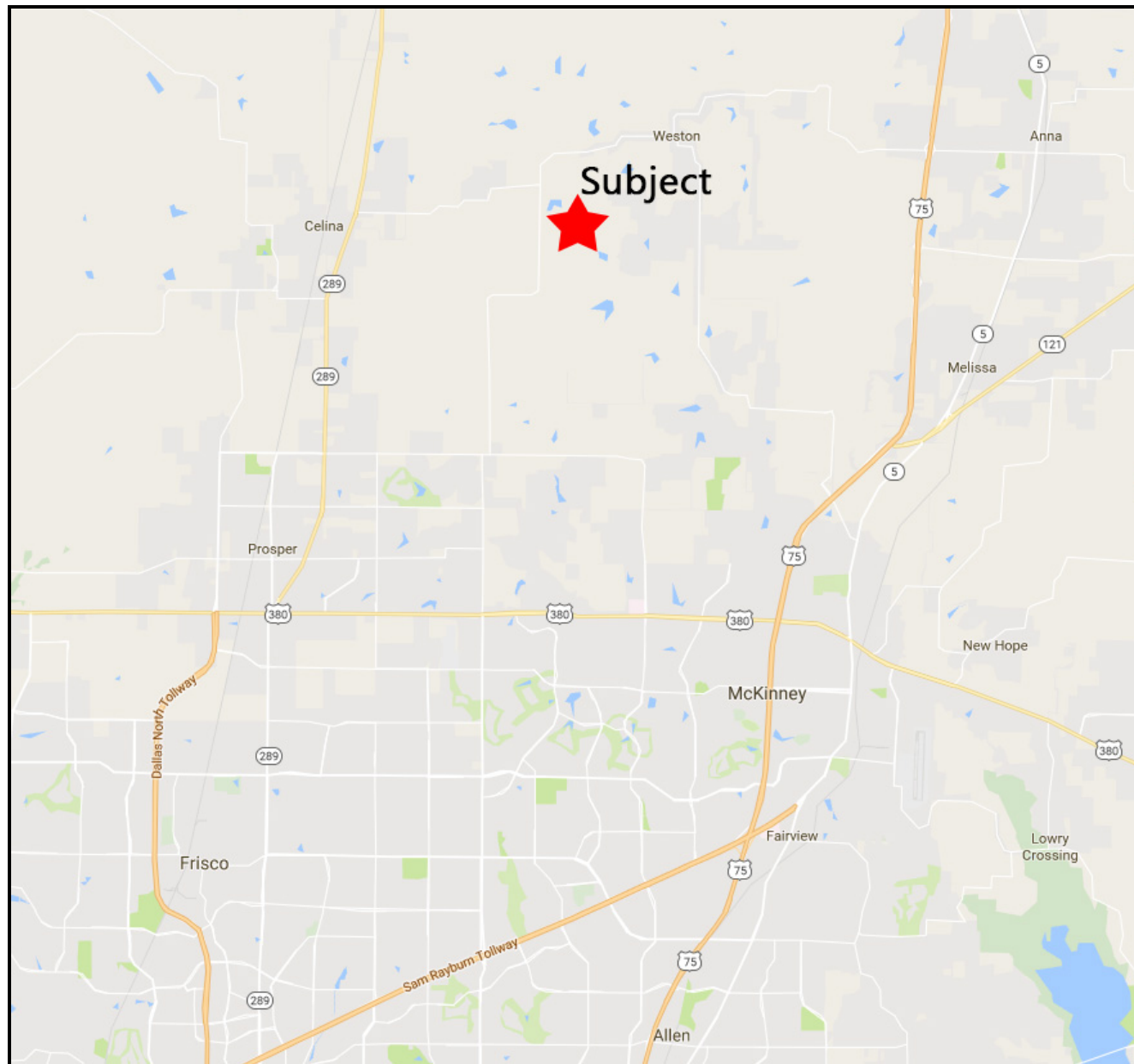
Location Map

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Location Map

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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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 represent 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 for your records.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate

License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer, Seller, Landlord or Tenant	Date
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP-K



MCKISSICK & ASSOCIATES

CHARLES MCKISSICK | 972-562-9090 OFFICE | 214-533-5146 CELL | CMCKISSICK@RESMCKINNEY.COM | WWW.RESMCKINNEY.COM

