

# FOR SALE

## 317.58 ACRE RANCH

Young County, TX

# \$824,120

LoTX# 3001257



- Metal Roof Cabin
- CoOp Water
- Cattle Ranch
- Hunting
- 3.5 AC Lake
- 4 Tanks
- Perimeter Fenced
- Cross-Fenced
- Cattle Pens w/Head Chute



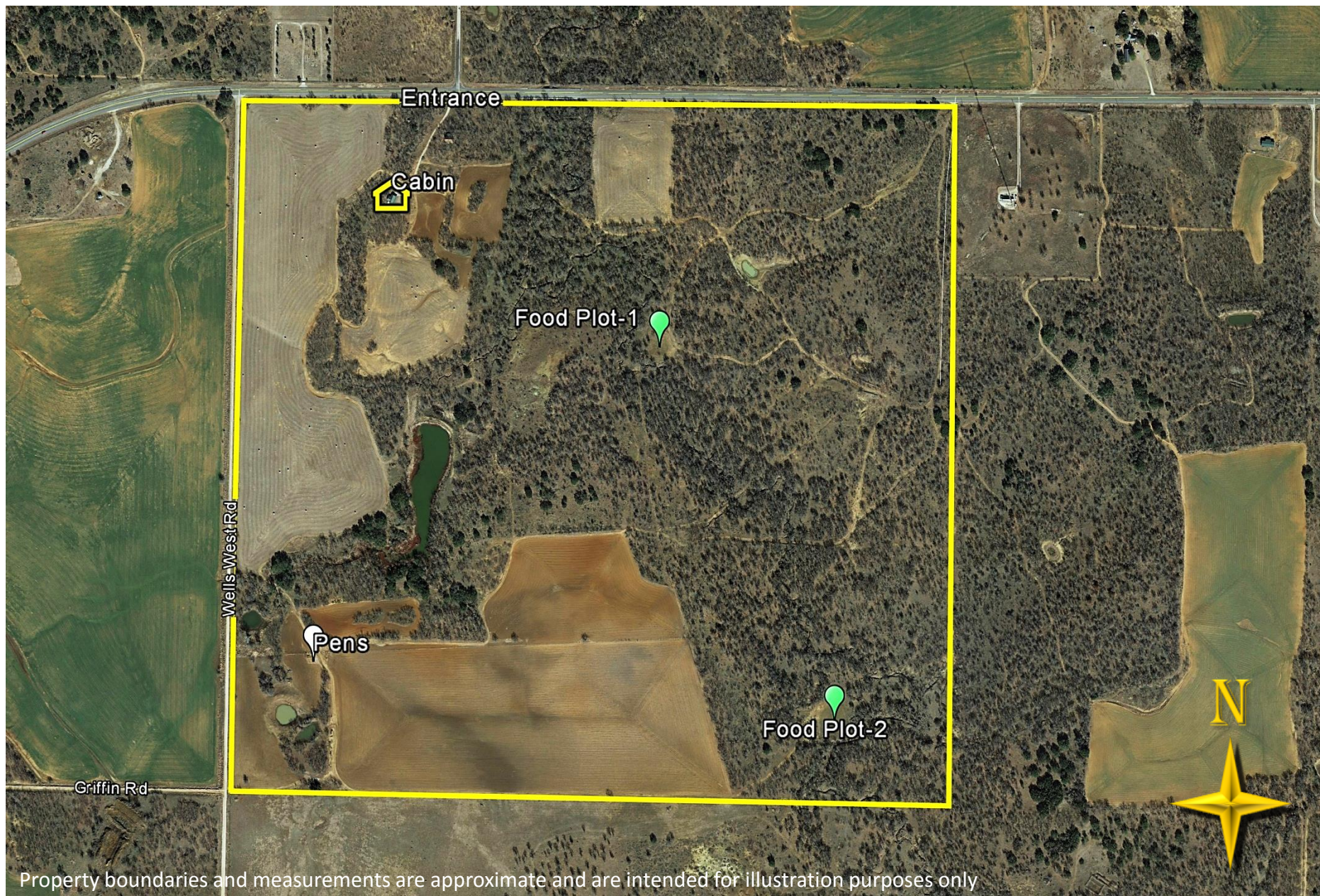
**936.597.3301**  
**txland.com**

Proffitt Ranch

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice or prior sale. It is that a purchaser retain an Environmental Consultant for advice regarding environmental issues which may or may not affect the subject property for which the agent makes no representation or warranty, implied or otherwise.



# Proffitt Ranch



Property boundaries and measurements are approximate and are intended for illustration purposes only





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Proffitt Ranch is an exceptional recreational/cattle ranch with all the amenities of home. A modern metal roofed cabin is low maintenance and has coop water, electricity, three bedrooms and a full bath, complete kitchen, washer/dryer, wood burning stove and central heating and cooling. Hunt waterfowl or fish for catfish, bass and bluegill on your own 3 1/2 acre lake. Four other tanks, including a spring fed tank, provide water for livestock and game. Approximately 100 acres of the ranch can be cultivated and the fields are fenced. All perimeter and cross fences are in excellent condition with a newly constructed set of cattle pens with head chute. This ranch provides excellent hunting for deer, turkey, dove, quail, and hogs. There's something for everyone on the Proffitt Ranch. Relax on the covered porch and enjoy the view and you won't want to leave.





## Information About Brokerage Services

11-2-2015

*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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|--|-------------|-------|-------|
| Licensed Broker/Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm  | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/<br>Associate                     | License No. | Email | Phone |
| 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 <a href="http://www.trec.texas.gov">www.trec.texas.gov</a> |      |