



REAL ESTATE GROUP

FARM AND RANCH

integrity · knowledge · results

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



Rio Seco Ranch – 199+ Acres

2701 W FM 1885 ~ Parker County, TX



COMMERCIAL
Real Estate



Tim Clark Mobile: 817.578.0609 Fax: 817.396.4544 im@clarkreg.com www.creg ranch.com
Stephen Reich Mobile: 817.597.8884 Fax: 817.764.1955 stephen@clarkreg.com





2701 West FM 1885

Parker County, TX



FARM AND RANCH

PROPERTY SUMMARY

Overview:

High Game Fenced property with FM 1885 frontage. In the same area with nice ranches and cutting horse facilities. Enjoy the peace and quiet or hunting opportunities from your very own slice of heaven. This ranch consists of a lodge type home with approx. 3,800 sf with 3 bedrooms and 3 1/2 baths, 1,500 sf detached garage-workshop, three income producing rental homes, nine tanks & a beautiful three acre lake. Enjoy sitting on the covered back porch or the wooded deck which overlooks the lake and relax just watching the country scenery. Lots of wildlife graze this ranch property. Rolling terrain compliment the gorgeous surroundings. Buyer will convey all minerals that they own.

Size:

Total lot size – 199.780 acres

Location:

Hwy 51 North from the Square in Weatherford. Turn left on FM 920. Go to FM 1885 and turn left. Go approx. 12.5 miles and the property will be on the left side of the road.

All information furnished concerning this property has been obtained from sources deemed reliable, and it is believed to be correct, but no responsibility is assumed by this broker and no warranty or representation is made as the accuracy thereof, and the same is submitted subject to errors, omissions, prior sale or removal from the market without notice.

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Price:

\$8,000 per acre -OR- \$1,598,240.00

Terrain:

Level at the road – rolling slightly up on the back with nice elevation change

Tree Cover:

Live Oak and Post Oak are on a majority of the property. Good tree cover for animals.

Water:

Tanks - the property has 9 stock tanks and one small lake - Each pasture has a tank for watering livestock. Good fishing in the tanks also.

Water Wells - 4 water wells on the property; **House well** - approx. 500 feet in the Trinity; **Garden wells** – 100 feet and the other 325 feet; **Rent houses well** is approx. 320 feet.

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Wildlife:

Currently there are Zebras and native white tail deer on the property. No deer count has been done.

Minerals:

Minerals owned by the seller will convey.

Fencing:

All the perimeter is high game fenced, Several high game cross fences on the property also.

Improvements:

Home - approx. 3800 sq. ft. – Lodge style home- 3 bedrooms, 3.5 bathrooms – Picturesque views out the back of the home overlooking a nice stocked lake. Carport attached to the home.

Shop - approx. 1500 sq. ft. with 3 overhead doors

Rental Homes - Two mobile homes and one site built home – rent is approx. \$1300 per month total.

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Comments:

This property has endless possibilities for a multitude of buyers. Great high game ranch, corporate retreat, family recreational property or an investment property. Very well located close to the DFW Metroplex for quick access. Paved roads to the front gate of the ranch.

Nearest Cities:

Jacksboro – 14.66 miles
Mineral Wells – 16.23 miles
Graford – 18.59 miles
Poolville – 18.79 miles
Weatherford – 29.78 miles

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AERIAL



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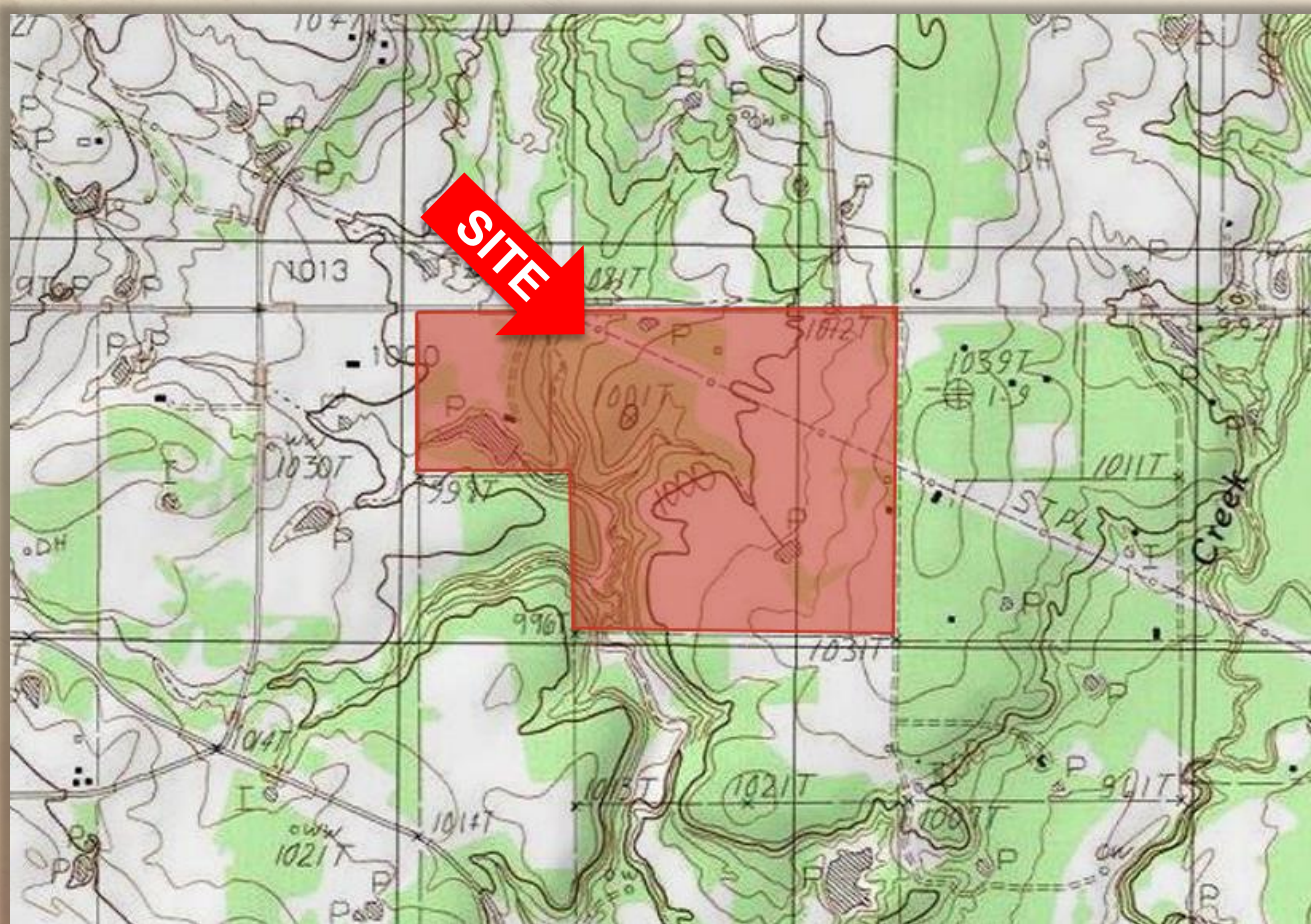


2701 West FM 1885

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FARM AND RANCH

TOPO MAP



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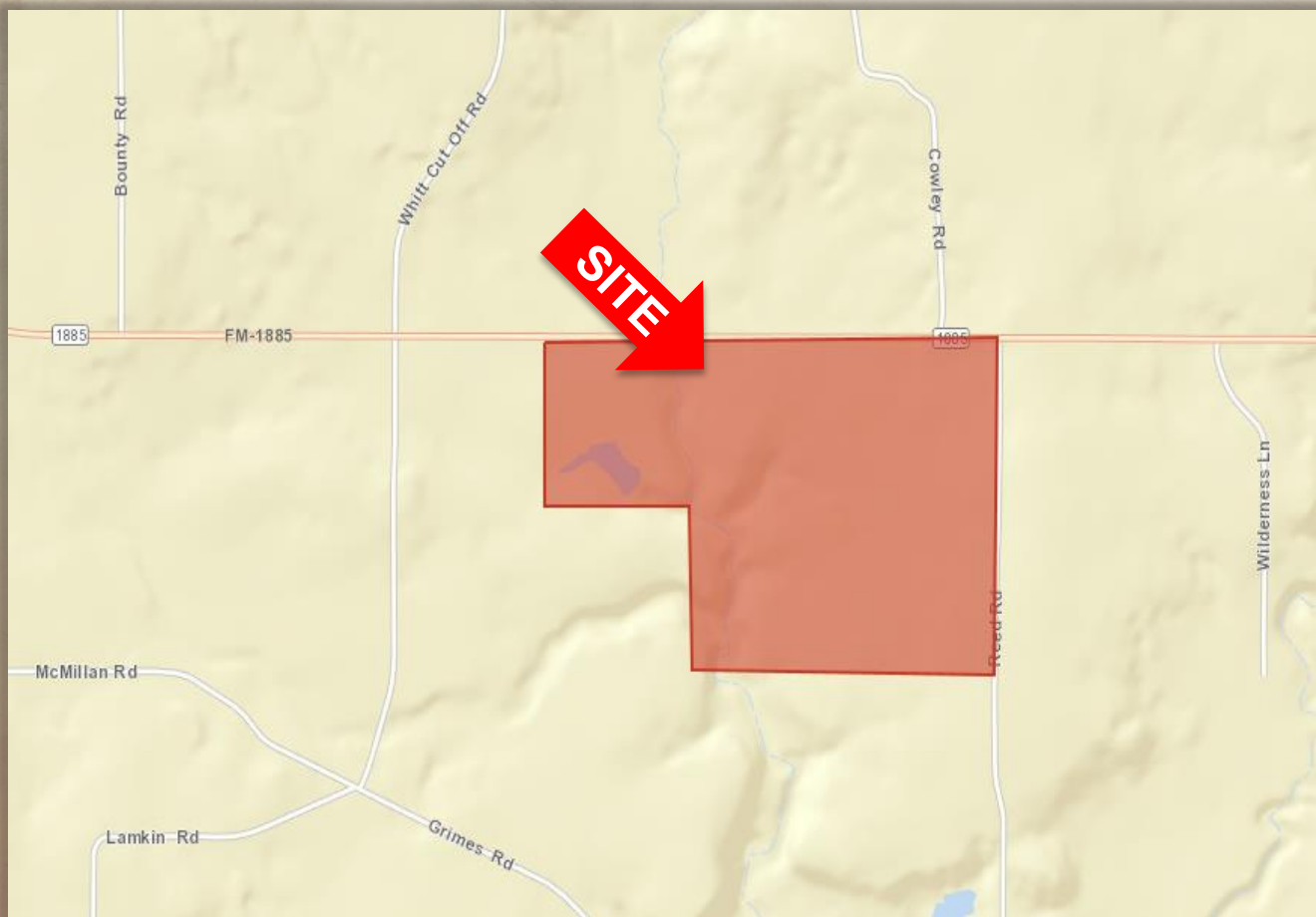


2701 West FM 1885

Parker County, TX

CLARK REG FARM AND RANCH

MAP



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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

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, 512-936-3000 (<http://www.trec.texas.gov>)

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