



REAL ESTATE GROUP

FARM AND RANCH

integrity · knowledge · results

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



Hill Country Horse Property

3030 Meander Rd ~ Granbury, TX



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Real Estate

R
REALTOR

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CCIM



3030 Meander Rd

Granbury, TX



FARM AND RANCH

PROPERTY DESCRIPTION

Key Points:

- ✓ 44.47 Acres
- ✓ 3,894 sf home, built in 1999
- ✓ 3 bedrooms / 3 baths / 2 car carport
- ✓ Horse barn with 7 stalls

Location:

Located on the Fort Worth side of Granbury in Hood county. Approximately 34 miles to Fort Worth and 4 Miles to Granbury.

Property Information:

The Terrain is varied from rocky hilltop and natural areas – about 20 acres+ - with lots of trees (juniper, cedar, elm, live oak, pecan and mesquite) to cleared, flat land with deep soil (clay loam) consisting of grazing pastures and Coastal Bermuda. There is a seasonal creek at the west end of the property. It is extremely private and secluded and has plenty of cover for wildlife as well as deer and turkey that graze alongside the horses. The natural areas have horseback riding trails, varying from easy to more challenging. Approximately 20 acres of the property has an ag exemption.

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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Home Information:

3,800 sq. ft. house

(total under roof of approximately 5,300 sq. ft.) was built in 1999 and has 3 bedrooms and 3 baths.

The majority of the house has 10 ft. ceilings; some areas have 9 ft. ceilings.

The flooring is ceramic tile with the bedrooms carpeted. All three bathrooms and the kitchen have granite or quartz counters with under-mount sinks and all new plumbing fixtures.

The windows and doors have custom plantation shutters.

The dining room is surrounded by 3 rock walls and the main living room has rock columns and rock fireplace (gas logs), matching the Granbury stone used on the exterior. Another living area is about 25 x 19.

There are numerous windows throughout the home from which to enjoy the great views of the surrounding property. Both the front and back yards are equipped with an automatic sprinkler system.

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Horse Facilities:

- Well built, 48 x 42, seven- stall horse barn with tack/feed room. Three of the stalls are 12 x 12 and the other four are 12 x 18, gated, with open walls. Six of the stalls have swing-out feeders. There is an automatic fly control system.
- Corrals are fenced with pipe fencing and 2 x 4 no-climb horse fencing. Pasture fencing is a mixture of 2 x 4 no-climb, smooth wire, and cedar post and staves.
- There is an 85 ft. diameter round pen with both walk-thru and drive-thru gates.
- In addition to the barn, there are two run-in sheds in separate turn-out areas, a shade canopy in another pasture along with two additional turn-out pastures for a total of six turn-out areas. All turn-out areas have water line to them
- For equipment storage, there is a metal 24 x 20 ft. building plus extended roof for parking tractors and other equipment.

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Gated Entry, Driveway:

Approximately 90 feet off the county road is a custom built 14 ft. entrance gate with rock columns and an automatic gate operator. The driveway, extending from the entrance at the county road to the house (3,200 ft.) is paved with chip and seal asphalt and concrete water crossings.

Water Well and Septic System:

The water well was drilled in 1998 to a depth of 390 ft. and is equipped with a 2 hp pump. The conventional septic system was installed in 1999. both systems have functioned trouble free since they were put into service.

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PROPERTY DESCRIPTION

Utilities:

390 ft. water well drilled in 1998
Conventional septic system

Price:

\$995,000

Terms:

Cash to Seller at Closing

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CLARK REG FARM AND RANCH

PROPERTY PHOTOS



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RG FARM AND RANCH

PROPERTY PHOTOS



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Aerial



Red boundary lines
are approximate
and not exact.



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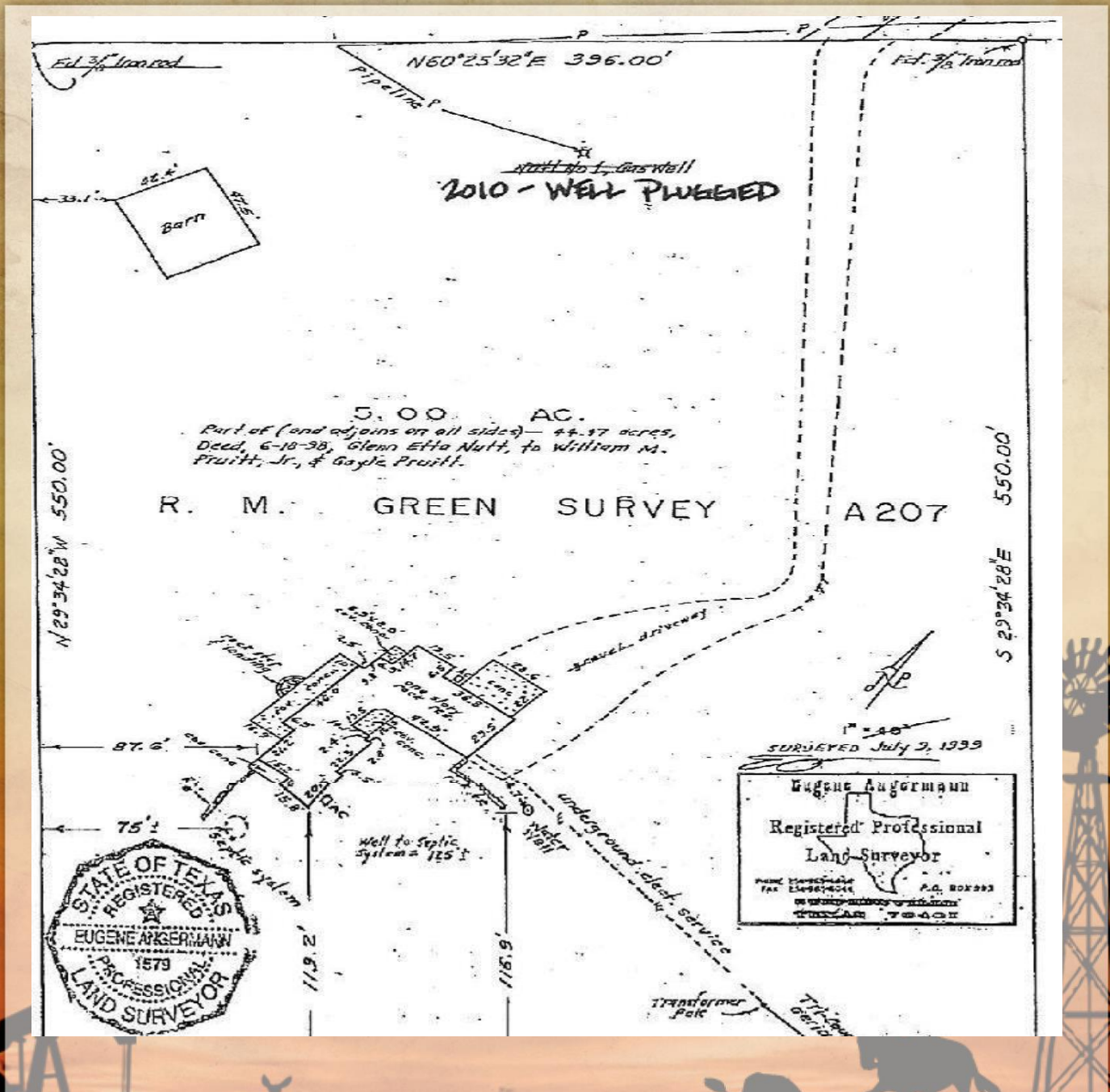


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Survey





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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