



REAL ESTATE GROUP

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Custom Log Home on 10 Acres

7060 Hwy 16 South ~ Graham, TX



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Real Estate



Stephen Reich Mobile: 817.597.8884 Fax: 817.764.1955 stephen@clarkreg.com





7060 Hwy 16 South

Graham, TX



Location:

Conveniently located on Hwy 16, 8.9 Miles South of Graham, and 6 miles North of the beautiful Possum Kingdom Lake.

Property Information:

Retreat to a finely crafted custom log cabin designed and built by 35 year veteran log home builder, Pete Rathmusson. The entire 2,830 square foot, 2 story, 3 bedroom and 3 ½ bath cabin was first constructed of 22' hand scribed Douglas Fir Pine in British Columbia and then shipped to Graham, Texas where it now graciously sits upon 10.10 acres.

Immediately upon your entrance to the home, you are greeted with exquisite woodwork and craftsmanship that fascinates the eye. The woodwork throughout the home is hand cut cedar; all the doors in the home are also constructed of cedar and were custom built in Marble Falls, Texas by Mike Stair. The flooring throughout the main living space is made of Italian imported porcelain tile while the upstairs walkway is a special treat as it is 100 year old pine flooring from Kentucky.

While one will most definitely enjoy the custom kitchen boasting stainless appliances, a 13' wide real wood burning fireplace, a spacious walk in shower in the master bathroom, Jason spa tub, and custom handmade furniture which is included with the home, the minute you walk onto the patios amid of handmade rock, you will know that you have encountered your own special retreat.

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Property Information - continued:

It is here you can enjoy the Texas sun warming your skin and then cool off by taking a refreshing swim in the free form, 22,000 gallon pool. Step out of the pool and enjoy the ball game on the 70" television under the 24' by 24' poolside pavilion.

This fine retreat also boasts a 30' X 50' insulated barn that is just perfect for the craftsman of the home, or to store your toys for Possum Kingdom Lake that is only 6 miles away. Whether you are looking for a main residence that feels like a mountain resort, or the perfect vacation home to get away from the hustle and bustle of the city, this home will be sure to please!

Utilities:

Electric on site. Community water with Tap on property. Conventional septic.

Energy Efficient Additions:

Home has spray foam insulation as well as R-19 in the attic. Then there are 7.5 tons of HVAC that is manufactured by Trane with 29 Sear efficiency rating. The hot water is provided by a Noritx 97% efficient tank-less hot water heater

Price: ~~\$999,000~~ **REDUCED TO \$899,000**

Terms: Cash to Seller at Closing

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RG FARM AND RANCH

PROPERTY PHOTOS



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CLARK FARM AND RANCH

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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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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 to the accuracy thereof, and the same is submitted subject to errors, omissions, prior sale or removal from the market without notice. Each office is independently owned and operated.

