



REAL ESTATE GROUP

FARM AND RANCH

integrity · knowledge · results

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



Cozy Country Estate

6318 Dobbs Valley Rd ~ Millsap, TX

COMMERCIAL
Real Estate



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6318 Dobbs Valley Rd

Millsap, TX



FARM AND RANCH

PROPERTY DESCRIPTION

Key Points:

- ✓ Approx. 22.878 acres
- ✓ 3,276 sf home built in 1999
- ✓ 5 bedrooms / 3 baths / 3 car garage
- ✓ Great turnkey facility

Location:

Conveniently located in Millsap Texas, in the middle of Cutting Horse Country, easily accessible from any direction, and in close proximity to all the local attractions. From Millsap, go West on FM 3028 for 2.3 miles, then left on Bennett Road for 1.3 miles. Turn right on Dobbs Valley; property is approximately 1 mile on the left.

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:

This magnificent 3200+ square foot home features 4 or 5 bedrooms with a Master suite, and 3 additional bedrooms upstairs. It has a bedroom downstairs that is complete with a walk-in closet and attached bathroom. This room could easily be a mother-in-law suite, or works very well as it is currently used for an office. There are a total of 2 full bathrooms upstairs and 1 full bathroom downstairs. Home is pier and beam, with a very large lighted crawl space that is super convenient. Downstairs is open concept with a large living room, dining room and kitchen. Kitchen features a large island and all new stainless steel Samsung appliances. Living room has a brand new wood burning stove. There is also a very large play room off of the living room that is a great place for the kiddos to hang out and store all their toys. Home also has a very large laundry room/mud room, fabulous open porches, and outdoor living area. Attic has been decked for extra storage, and an impact resistant metal roof has been installed. A nice paved driveway leads you into the property, and up to the home and 3 car garage. Oversized garage feature a full storage loft, and attached storage room. There is also a brand new tornado shelter, and sprinkler system for the yard, landscaping and mature trees. High speed internet is available, and currently provided by Nextlink.

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Property:

Property features 22.878 acres of great sandy loam with highly fertilized Costal Bermuda grass for making hay or grazing the pastures. Pipe fencing and an electric gate are another amenity featured here. Land is currently ag exempt and cross fenced. There is one 36x36 fully insulated barn with 2 stalls, stocks, climate controlled tackroom, wash rack, and an attached 24x16 storage shed. The second barn is 12x36 with 3 12x12 stalls and 3 24x12 runs. There is also a 24x56 equipment shed, complete with electricity. A seasonal creek adds to the beauty of this turnkey ready property.

Exclusions:

The windmill in the front pasture was an anniversary gift from the seller to his wife, and it will not convey with the sale of the property. The RV shed behind the equipment barn belongs to the seller's father, and it too will not convey, as well as all attached televisions.

Minerals:

Seller will convey any and all owned mineral rights.

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Utilities:

Electric on site. Parker County Co-op Water. Conventional Septic with 2 tanks and lateral lines.

Topography:

Property is mostly flat with a gentle roll. Great sandy loam soil.

Price:

\$649,000

Terms:

Cash to Seller at Closing

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FARM AND RANCH

PROPERTY PHOTOS



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Millsap, TX

CLARK FARM AND RANCH

PROPERTY PHOTOS



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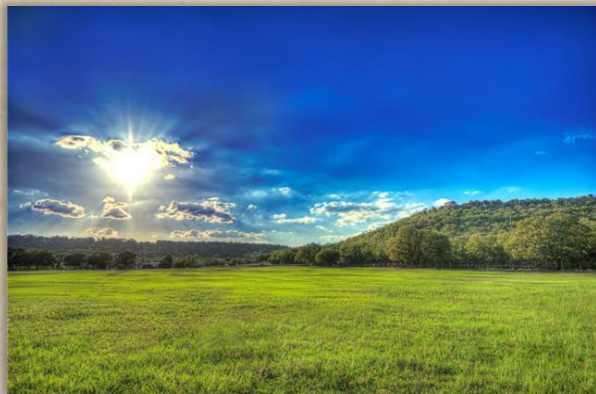


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Millsap, TX

CLARK REG FARM AND RANCH

PROPERTY PHOTOS



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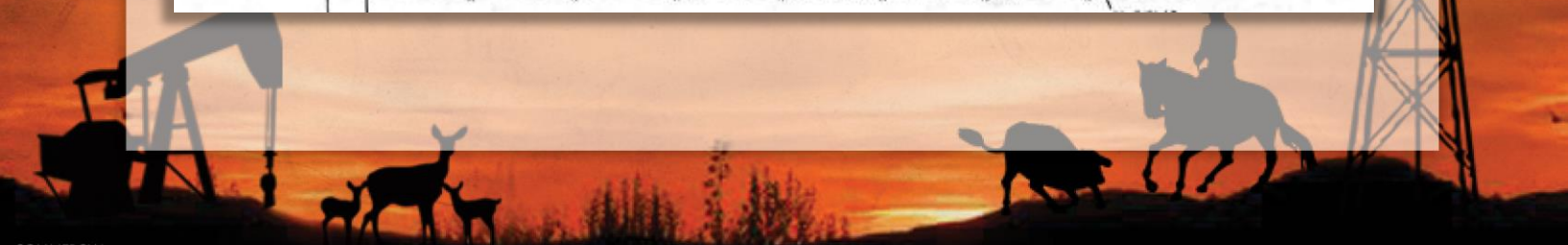
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SURVEY



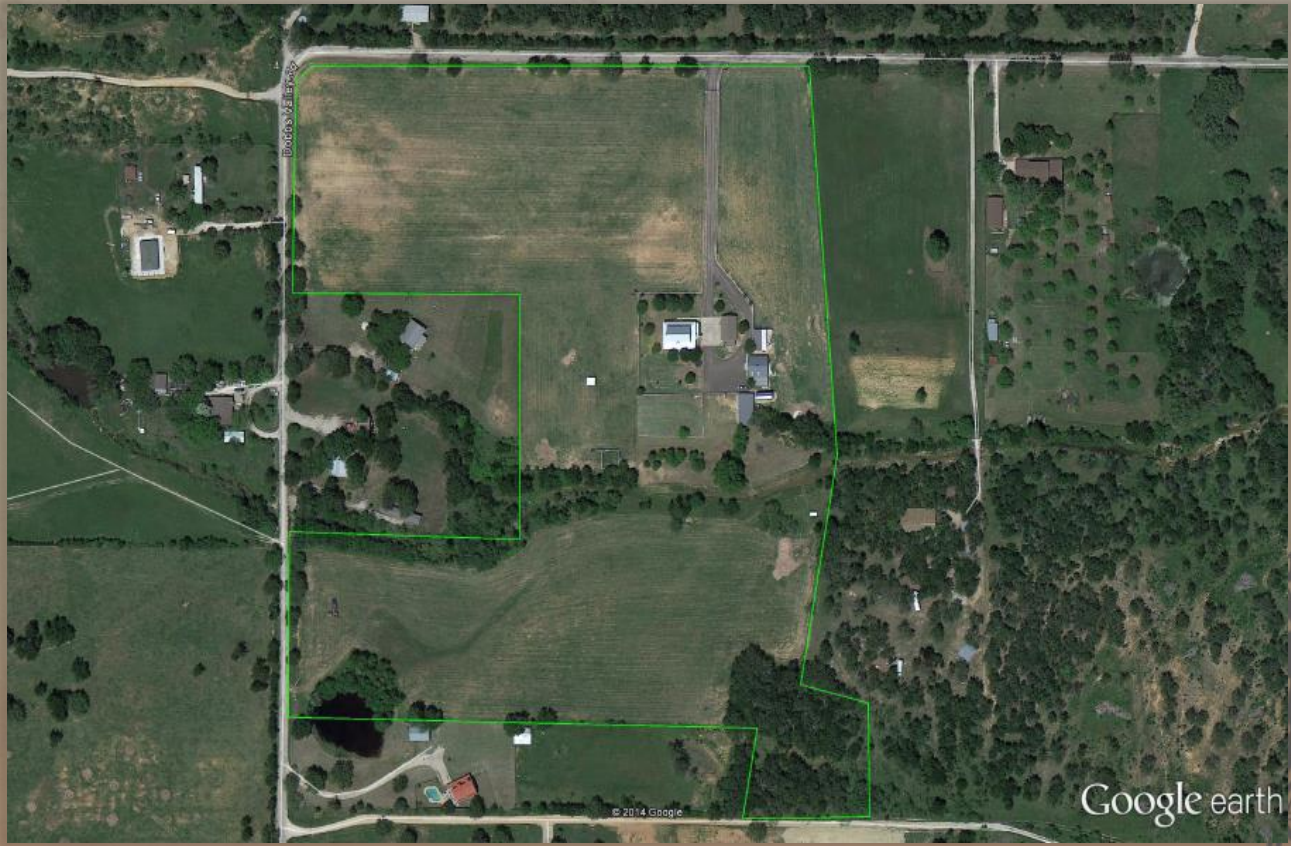


6318 Dobbs Valley Rd

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RG FARM AND RANCH

AERIAL



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CCIM



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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