



REAL ESTATE GROUP

FARM AND RANCH

integrity · knowledge · results

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



Coca Cola Ranch

4501 Coca Cola Ranch ~ Jacksboro, TX

COMMERCIAL
Real Estate



REALTOR

Tim Clark Mobile: 817.578.0609 Office: 817.578.0609 Fax: 817.396.4544

tim@clarkreg.com

www.creg ranch.com





4501 Coca Cola Ranch Rd

Jacksboro, TX



FARM AND RANCH

PROPERTY SUMMARY

Key Points:

- ✓ 396.540 Acres – much of it in improved pastures
- ✓ Nice workshop and barns
- ✓ Good cattle or hunting/recreational property
- ✓ Close to the DFW metroplex

Price:

\$1,350,000 or \$3,404 per acre

Terms:

Cash to Seller at Closing

Fencing:

All fences and cross fences are in good shape. Cattle are currently being grazed on the property.

Land Size:

396.54 acres – Approx. 40% treed and the remaining 60% in open pastures

Vegetation:

Native grasses throughout the property. Post Oak, Live oak and mesquite trees are scattered throughout the property.

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Soil:

Clay soils on the bottom and rockier terrain on the top portion of the property

Wildlife:

Dove, Turkey and deer

Minerals:

Seller only owns a small portion of the minerals and is retaining what they own

Water:

Four water wells – depth is unknown. The wells service the house, barns and concrete stock water troughs.

Improvements:

Approx. 2,000 sf home built in 1994 per Jack County appraisal district, 1,200 sf shop next to the house, 2,000 sf equipment shed and 2 barns on the North end of the property.

Roads:

Ranch roads are throughout the property. Road frontage on Coca Cola Road is approx. 5,800 ft.



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PROPERTY SUMMARY

Summary:

In conclusion this is a very well located ranch with upgraded and well maintained improvements. Great hunting property that would be a good weekend get away or a full time residence. The owner may divide the property.

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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CRG FARM AND RANCH

PROPERTY PHOTOS



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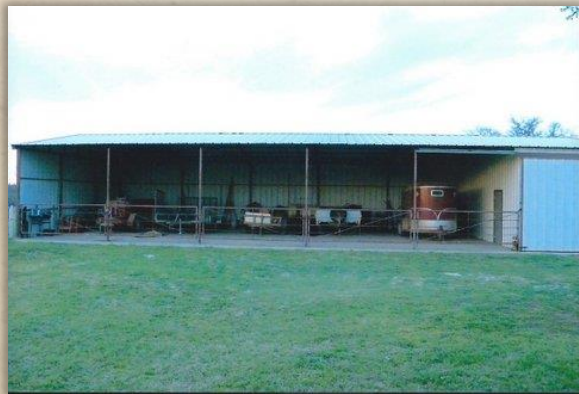


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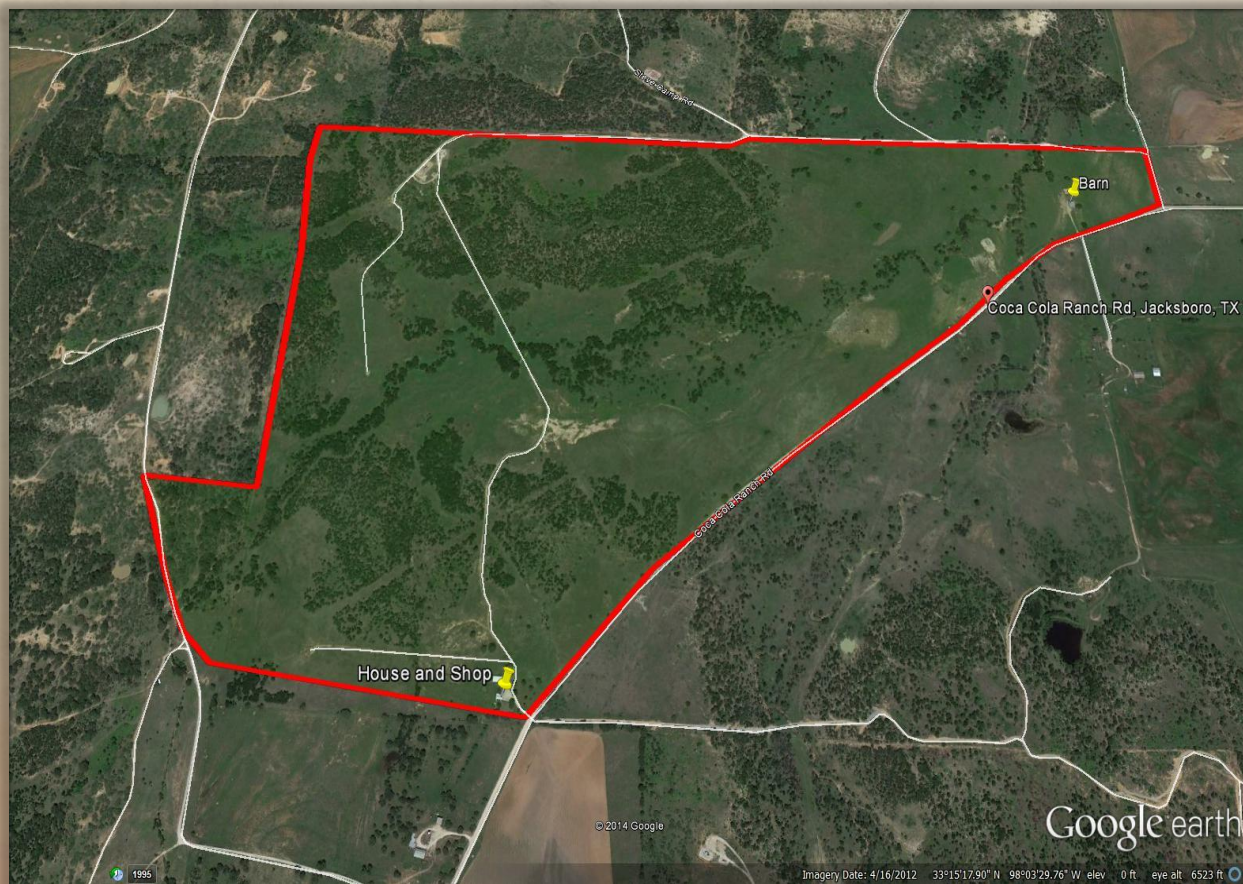
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FARM AND RANCH

AERIAL



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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>)

8901 E. Hwy 377 Cresson, TX 76035 ~ 400 W I-20 #100 Weatherford, TX 76086 ~ 110 Crockett St. Granbury, TX 76048

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