



REAL ESTATE GROUP

FARM AND RANCH

integrity · knowledge · results

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



Private Setting

Lipan, TX



COMMERCIAL
Real Estate



Stephen Reich Mobile: 817.597-8884 Fax: 817.396.4544 stephen@clarkreg.com

CCIM



132 Powell Crossing

Lipan, TX



PROPERTY SUMMARY

Key Points:

- ✓ 42.680 Acres
- ✓ Private setting
- ✓ 3 bedroom, 3 ½ bath house, Built in 2007
- ✓ Brock ISD school district

Property Description:

Gorgeous private setting with 42+ acres and a 1900+ sq. ft. home, that is ideal for any horseman! Attached to home is a 6 stall barn with all the features. 2 arenas, 1 open and one covered. Large turn outs for the horses, great coastal for the cattle, and 3 stock tanks to fish in. Brock ISD!

Utilities:

Co-op Water, Septic

Price:

\$999,000

Terms:

Cash to Seller at Closing



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PROPERTY SUMMARY

Features:

- ✓ Gorgeous setting on the banks of your own private fishing hole
- ✓ 2 bed 2 bath home on one end
- ✓ Open concept
- ✓ Commercial grade appliances
- ✓ 6 stalls
- ✓ 5 runs
- ✓ Tack room
- ✓ Wash rack
- ✓ 40X40 garage
- ✓ Two large drive thru carports 20X40
- ✓ 1 bedroom 1 bath apartment on the other end
- ✓ Workout room with sauna
- ✓ 5 large pastures with auto waters and loafing sheds
- ✓ Covered 110x200 arena with cattle pens on both ends
- ✓ Working pen is 105x150
- ✓ 3 stock tanks
- ✓ 1 stock tank is spring fed with a pump to keep 10,000 gallon water storage full
- ✓ Roping arena is 160x300 with Priefert remote controlled air chute and return alley
- ✓ 6 large traps with automatic waters and loafing sheds located right across the drive from the barn
- ✓ Coop water and a small well

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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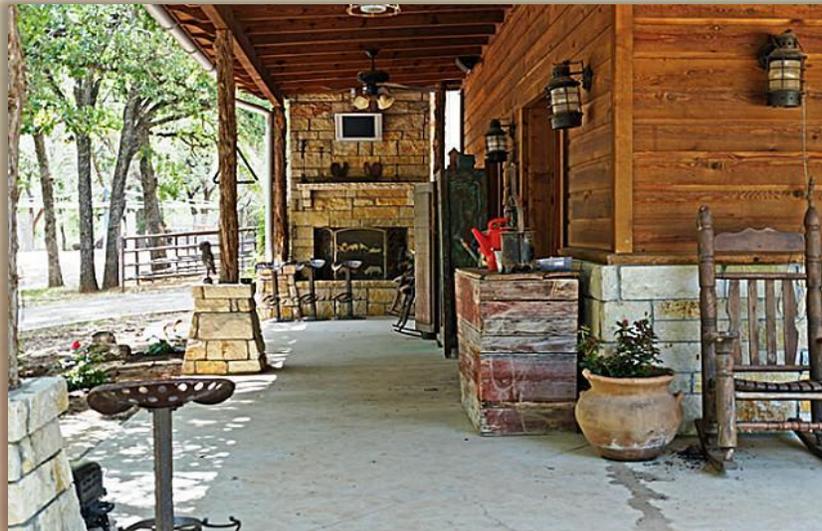


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HOUSE PHOTOS



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ACREAGE PHOTOS



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RG FARM AND RANCH

INTERIOR PHOTOS



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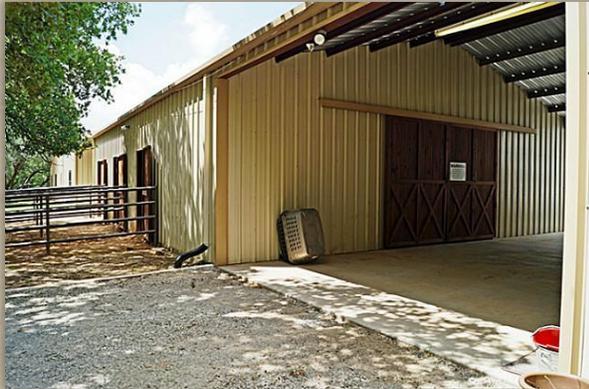


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EXTERIOR PHOTOS



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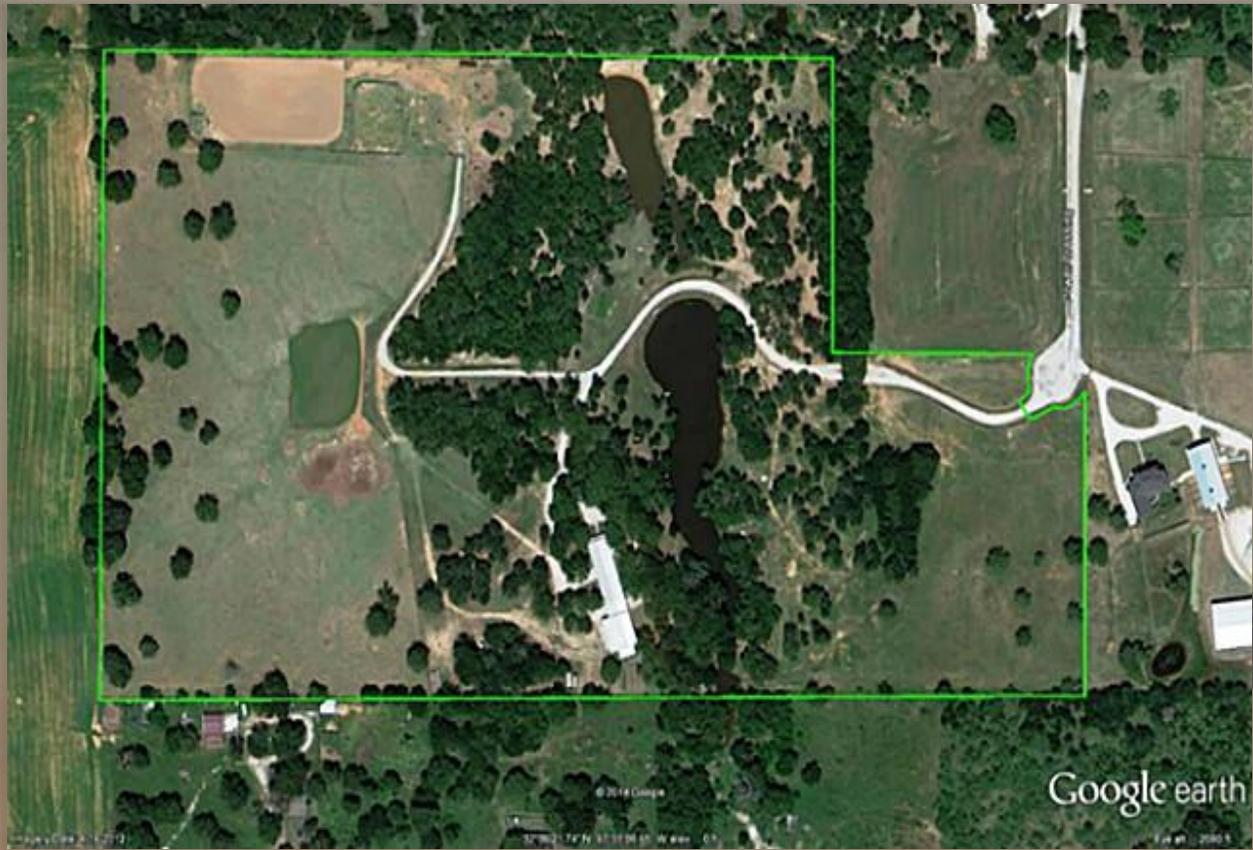


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AERIAL



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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 ~ 193 Coy Rd. Weatherford, TX 76086 ~ 110 Crockett St. Granbury, TX 76048
Stephen Reich 817.597.8884 stephen@clarkreg.com www.creg ranch.com

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. Each office is independently owned and operated.

