



REAL ESTATE GROUP

FARM AND RANCH

integrity · knowledge · results

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



Lucky H Ranch

10224 CR 132 | Morgan Mill, TX 76465





Lucky H Ranch

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Morgan Mill, TX 76465



PROPERTY SUMMARY

- ✓ *+/-1190 Acres*
- ✓ *Recreational and Hunting Land*
- ✓ *Very nice home, tanks, roads and entrance*

Location:

The property is located on CR 132 in Erath County. I-20 to Hwy 281. Go South to Morgan Mill. Turn Right on FM 1188. Go one mile and Turn left on CR 132. Go approx. five (5) miles and the entrance will be on the right.

Size:

+/-1190 acres

OR

+/-445 acres on the NW Back of the property

+/-370 acres on the NE Back of the property

+/-375 acres on CR 132 with home and improvements

Improvements:

5 bedroom, 3 bathroom home, in-ground pool. Equipment shed, 4 stall horse barn, tack room, barn with a shop, 5 windmills, 17 stock tanks, coastal fields, trees. Good roads are built throughout the ranch.

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice. Each office is independently owned and operated.

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Tim Clark Office: 817.578.0609 Fax: 817.396.4544

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Utilities:

Electric is onsite. Water well and Septic tank.

Minerals:

No minerals convey.

Topography:

The topo is flat at road level. Good Elevation change at the back of the property with absolutely awesome views. Appox. 1/3 of the property is treed.

Lake and Tanks:

There is one new lake that was built in the canyon. There are Sixteen (16) additional tanks on the property.

Homesites:

There are many good new homesites throughout the property with great views of the valley and the lake.

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Wildlife:

Turkey, Whitetail Deer and a few hogs.

Price:

Price: +/- 1190 Acres - \$4,900,000

OR

+/- 445 Acres - \$1,557,500 - \$3500 per acre

+/- 370 Acres - 1,295,000 - \$3500 per acre

+/- 375 Acres w/improvements - \$1,781,250 - \$4750 per acre

Final price will be determined by a new survey

Notes:

This is an absolute pristine property. It is well maintained. Very nice home, tanks, roads and entrance. A must see for the discriminating ranch buyer.

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PROPERTY PHOTOS



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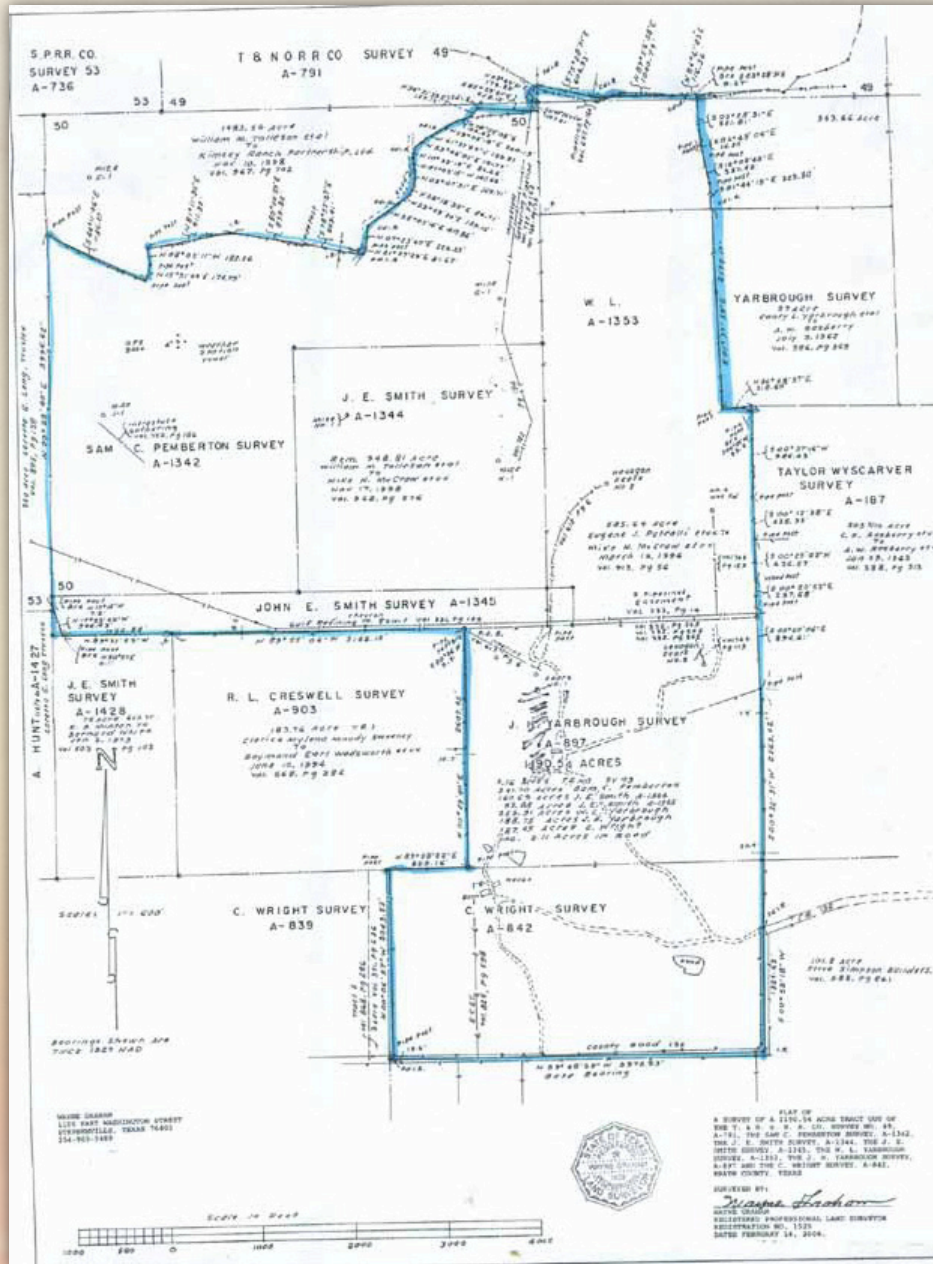
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CR FARM AND RANCH

SURVEY





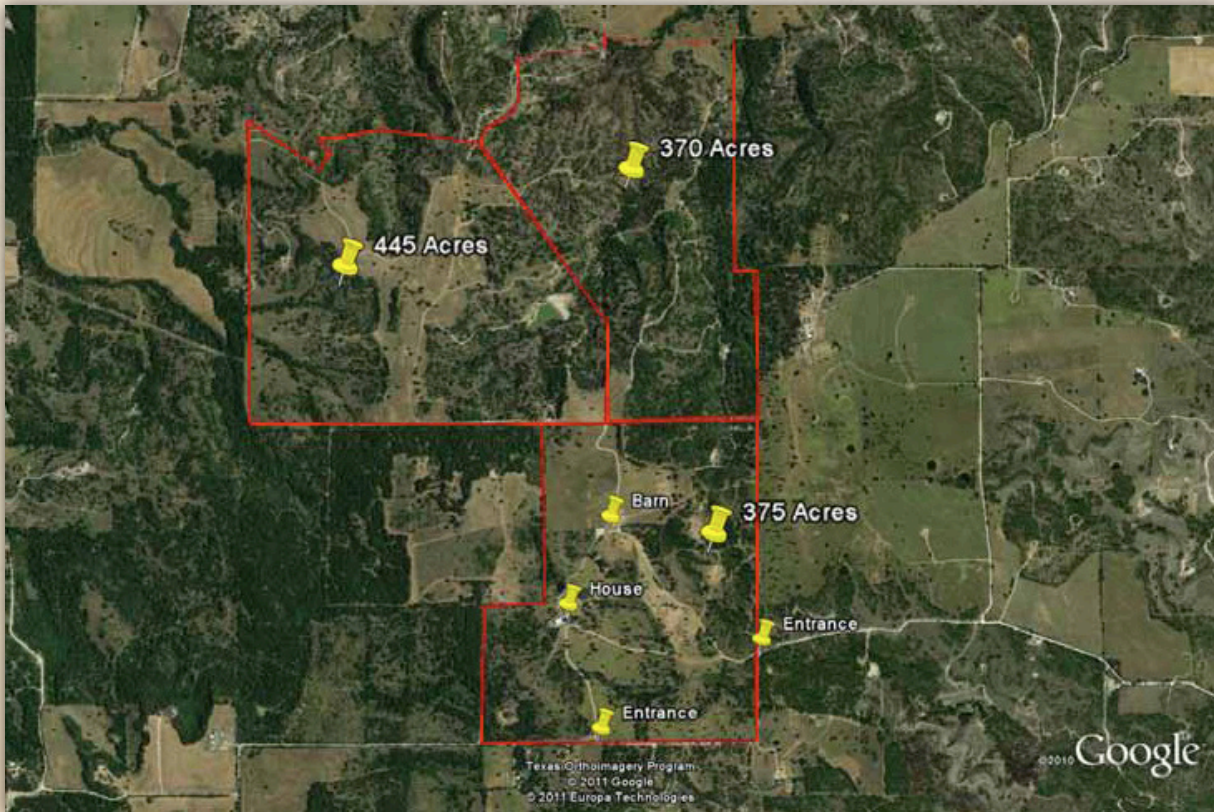
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AERIAL PHOTO



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SUMMARY PHOTOS



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 or 512-465-3960.



01A

TREC No. OP-K

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