



FARM AND RANCH

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

15 ACRE HORSE PROPERTY 149 SERRANO CT. - WEATHERFORD



\$770,000

- ◆ 3,847 sf / 4 bedroom / 4.5 bath
- ◆ 4 separate pastures with water to each and loafing sheds
- ◆ 40x130 shop and barn with 15' covered patio off barn
- ◆ 50' round pen



Heather McClelland | Mobile: 817.771.1360 | Email: heather@clarkreg.com

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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PROPERTY INFORMATION

Key Features:

Price: \$770,000

- ✓ 4 separate pastures with water to each and loafing sheds
- ✓ 40x130 shop and barn with 15' covered patio off barn
- ✓ 50' round pen

Property Information:

Stunning Southwestern style home sits atop a hill with breathtaking views to the horizon. Surrounding long distance views are of rolling ranch land as far as the eye can see. Home features stone construction with beautiful copper metal roof, circle drive and security gate. Pella thermo windows, insulated doors, ceiling fans and wired for security system. Wooden blinds throughout. 2 five ton electric HVAC units in the attic and 2 hot water heaters. Multi stationed sprinkler system for the front and back yard area, provides a thick turf year round.

Location:

From I20, Exit 408 and Take Interstate 20 Frontage Rd and turn south onto to TX-171 S Hwy 51 S Main St. Keep left on TX 171 at the light. Continue south for 5 miles and turn left (east) onto Serrano Court. House is ahead on left.

Facilities Overview:

Metal construction barn matches the home. The insulated shop and barn measures 130x40, with two overhead doors, RV parking area, fluorescent lighting. Attached to the shop area is the insulated horse barn containing five oversized stalls, one being a foaling stall. 3 stalls have a flooring of interlocking mats, and all 5 have separate lights and fans. Barn floor is concrete with a wide alleyway. Pipe vet stanchion with separate foal enclosure. Tack room is 18'x20' with a hot water heater for the wash rack. 50' round pen right outside barn. 4 pipe and no climb wire pastures, each with large loafing shed and water piped to troughs.

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Information About Brokerage Services

11-2-2015

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Clark Real Estate Group</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0590750</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 458-0402</u> Phone
<u>Tim Clark</u> Designated Broker of Firm	<u>0516005</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 578-0609</u> Phone
<u>Tim Clark</u> Licensed Supervisor of Sales Agent/ Associate	<u>0516005</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 578-0609</u> Phone
<u>Heather McClelland</u> Sales Agent/Associate's Name	<u>0685081</u> License No.	<u>heather@clarkreg.com</u> Email	<u>(817) 771-1360</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date