



11400 FALLS RD.

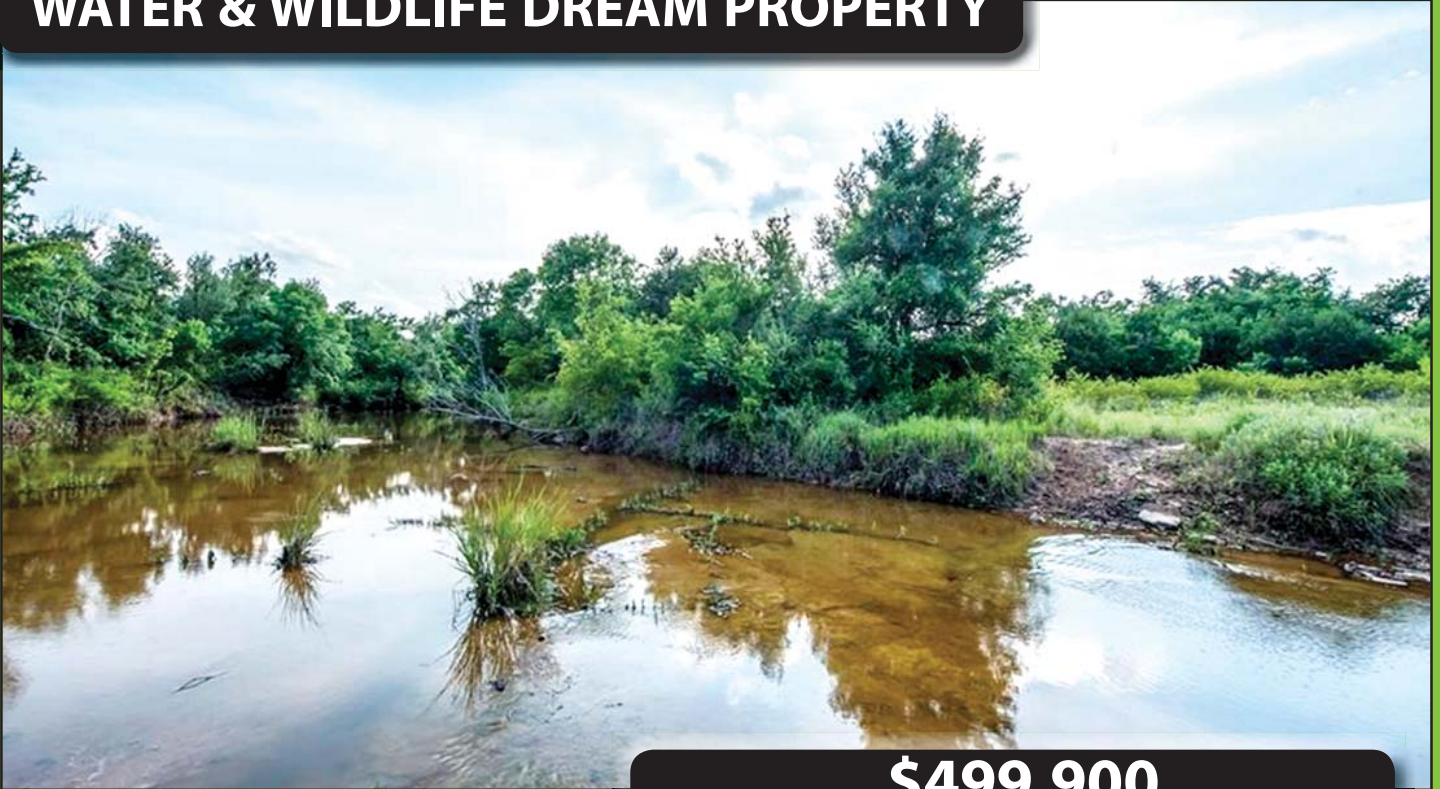
Lipan, Texas

CLARK

FARM AND RANCH

REAL ESTATE GROUP

WATER & WILDLIFE DREAM PROPERTY



\$499,900



- ◆ 53.102 acres
- ◆ Lots of wildlife for hunting
- ◆ Framed out loafing shed
- ◆ Finished hay or equipment barn
- ◆ Kickapoo Creek runs through property

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.

John McGuire | Mobile: 817.597.8776 | Email: john@clarkreg.com
Heather McClelland | Mobile: 817-771-1360 | Email: heather@clarkreg.com



11400 FALLS RD.

Lipan, Texas

CLARK

FARM AND RANCH



REAL ESTATE GROUP

PROPERTY DESCRIPTION

Price:

\$499,900

Property Information:

Water and wildlife dream property! Get your fishing poles ready, this acreage has the Kickapoo Creek running through the entire width of the land! The terrain is so varied and beautiful along the creek. Plenty of spots to wade and explore, and some areas that have a 14 foot river depth for great fishing. This secluded acreage has several perfect build sites for your ranch or weekend getaway cabin, and lots of wildlife for hunting. Large tank will support your cattle or horses, property is barb wire fenced all the way around. Property has framed out loafing shed, and finished hay or equipment barn. Property has water front and flood plain. Buyer's agent to verify all information, acreage, flood plain, etc.

Location:

From Interstate 20, take exit 403 to Dennis Road. Turn left (south) onto Dennis Road. In 5.5 miles, merge onto 1189, and continue on for 7.2 miles. This will turn into Brock Hwy, continue on for 4.9 miles. Turn right (north) onto Falls Road. Property and gate are on left, immediately after the turn.

Utilities:

No Sewer, No Water, Outside City Limits

Topography:

Bottom, Cedar, Cleared, Flood Plain, Hilly, Mesquite, Oak, Other, Rolling, Rugged, Varied

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.

John McGuire | Mobile: 817.597.8776 | Email: john@clarkreg.com
Heather McClelland | Mobile: 817-771-1360 | Email: heather@clarkreg.com



11400 FALLS RD.

Lipan, Texas

CLARK

FARM AND RANCH



REAL ESTATE GROUP

PROPERTY PHOTOS



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.

John McGuire | Mobile: 817.597.8776 | Email: john@clarkreg.com
Heather McClelland | Mobile: 817-771-1360 | Email: heather@clarkreg.com



11400 FALLS RD.

Lipan, Texas

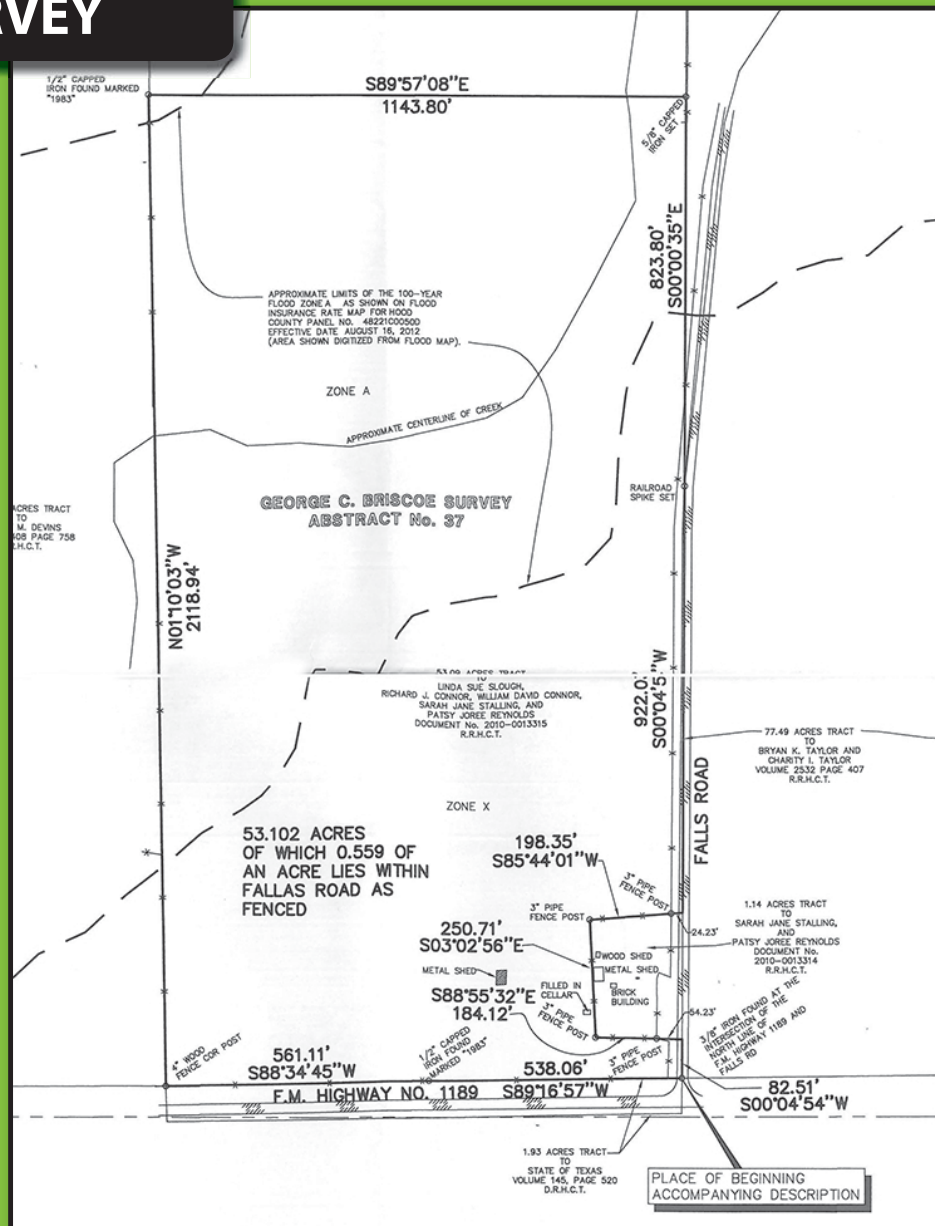
CLARK

FARM AND RANCH



REAL ESTATE GROUP

SURVEY



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.

John McGuire | Mobile: 817.597.8776 | Email: john@clarkreg.com
Heather McClelland | Mobile: 817-771-1360 | Email: heather@clarkreg.com



CLARK

REAL ESTATE GROUP

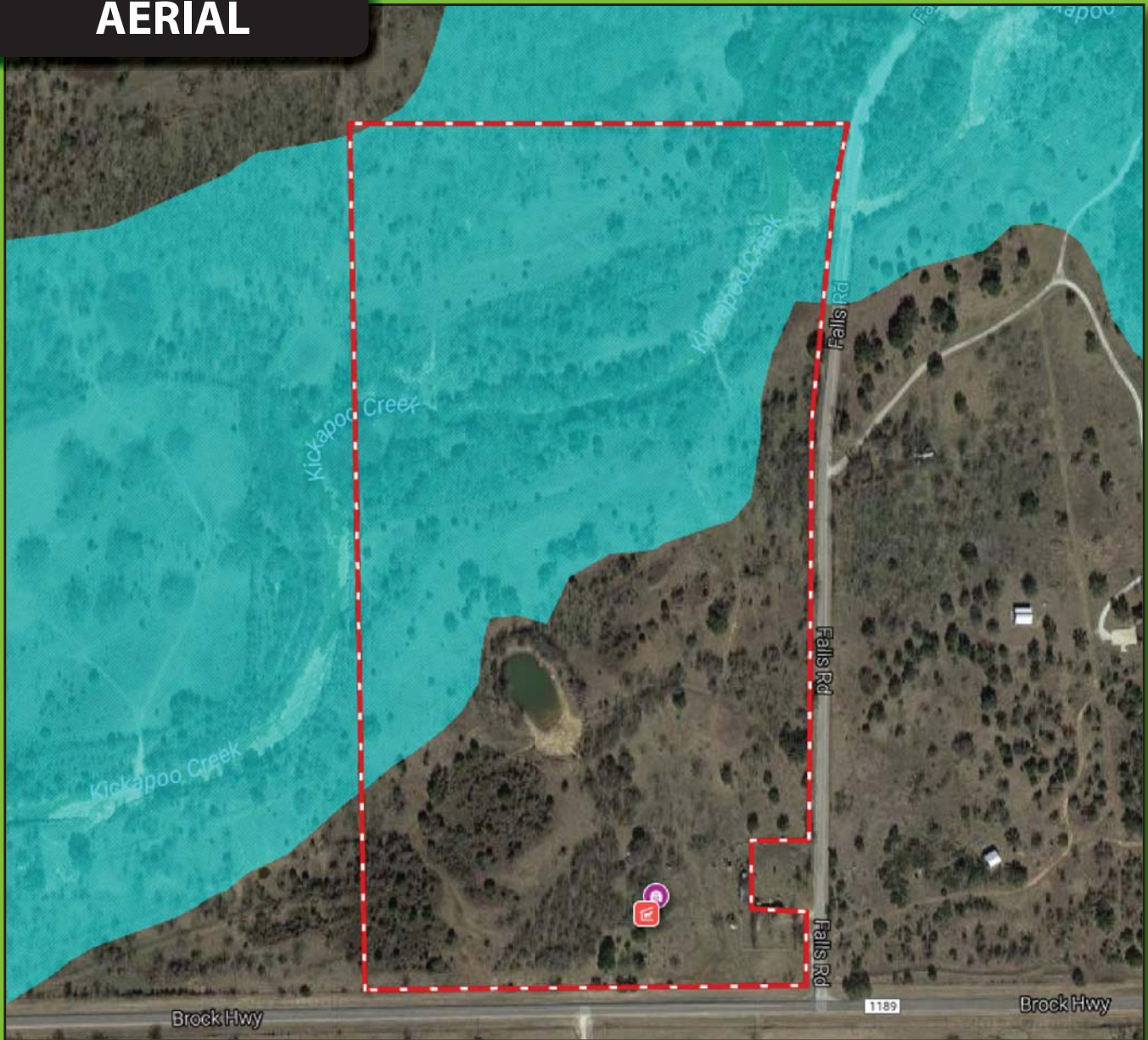
11400 FALLS RD.

Lipan, Texas

FARM AND RANCH



AERIAL



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.

John McGuire | Mobile: 817.597.8776 | Email: john@clarkreg.com
Heather McClelland | Mobile: 817-771-1360 | Email: heather@clarkreg.com



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>	<u>0590750</u>	<u>tim@clarkreg.com</u>	<u>(817) 458-0402</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John McGuire</u>	<u>0668028</u>	<u>john@clarkreg.com</u>	<u>(817) 597-8776</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

Clark Real Estate Group, 8901 E. Hwy. 377 Cresson, TX 76035
Timothy Clark

Phone: 817-578-0609

Fax: 817-396-4544

IABS 1-0

IABS

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com