



FARM AND RANCH

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

36 ACRE HORSE PROPERTY 2102 N. WHITT RD. – PERRIN, TX



\$388,000

- ◆ 36.446 acres
- ◆ 1,380 sf / 3 bedroom / 2 bath
- ◆ Flat coastal hay field
- ◆ Two water wells
- ◆ Stock tank



Stephen Reich | Mobile: 817-597-8884 | Email: stephen@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 subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



FARM AND RANCH

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



PROPERTY INFORMATION

Key Features:

- ✓ 36.446 acres
- ✓ 1,380 sf / 3 bedroom / 2 bath
- ✓ Flat coastal hay field
- ✓ Two water wells
- ✓ Stock tank

Price: \$388,000

Property Information:

This 36 acre horse property in Whitt is very private with an abundance of beautiful hardwood trees. This is perfect for a horse place with a variety of features from flat coastal hay field to sloping native pasture. The property has a 2008 14X72 River Bend manufactured home with a metal roof and a 650 square foot covered porch. There are also 2 water wells and one medium sized stock tank.

Location:

Travel .7 miles north from Whitt on North Whitt Rd. Property will be on the right.

Terrain:

The west 30% is level with coastal Bermuda, the center 20% is gradually sloping to the east, and covered in beautiful large post oak trees, and the east 50% is sloping to the east with native & improved grasses with some scattered large oaks. Many fruit trees along the driveway, and in the huge yard area to the south.



Stephen Reich | Mobile: 817-597-8884 | Email: stephen@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 subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



FARM AND RANCH

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



PROPERTY INFORMATION

Improvements:

A 2008, 14x72, River Bend manufactured home, remodeled, and added onto with 1,380 SF. The kitchen has, a range/stove, with cooktop, microwave, and dishwasher. Other features include, ceiling fans, central A/C & Heat, water heater, roof/attic vents, washer & dryer hookups. Large covered wood deck/porch of 650 SF. Attached, via covered walkway, is a 960 SF, 3-sided building with a concrete floor, wood rafters, R-Panel sheeting, and 144 SF covered patio. Another building with window a/c units. Another enclosed storage shed, with R-Panel. A water well house, with a black, water storage tank. Smaller storage 2 bay shed. The fencing consists of T posts, with barbless wire, and cedar staves. The entrance is pipe framed with creosoted wood inserts, a standard gate, and some landscaping.

MINERALS:

If any are owned by Seller, they will be conveyed, at closing.

TAXES:

1 acre and Improvements – \$1,017.80

36.446 acres with ag exemption – \$98.34. Total – \$1,116.14

COMMENTS:

Very pretty land, very private, beautiful trees, and perfect for a horse property.



Stephen Reich | Mobile: 817-597-8884 | Email: stephen@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 subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



FARM AND RANCH

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



PROPERTY PHOTOS



Stephen Reich | Mobile: 817-597-8884 | Email: stephen@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 subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



FARM AND RANCH

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



PROPERTY PHOTOS



Stephen Reich | Mobile: 817-597-8884 | Email: stephen@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 subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



FARM AND RANCH

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



AERIAL



Stephen Reich | Mobile: 817-597-8884 | Email: stephen@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 subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

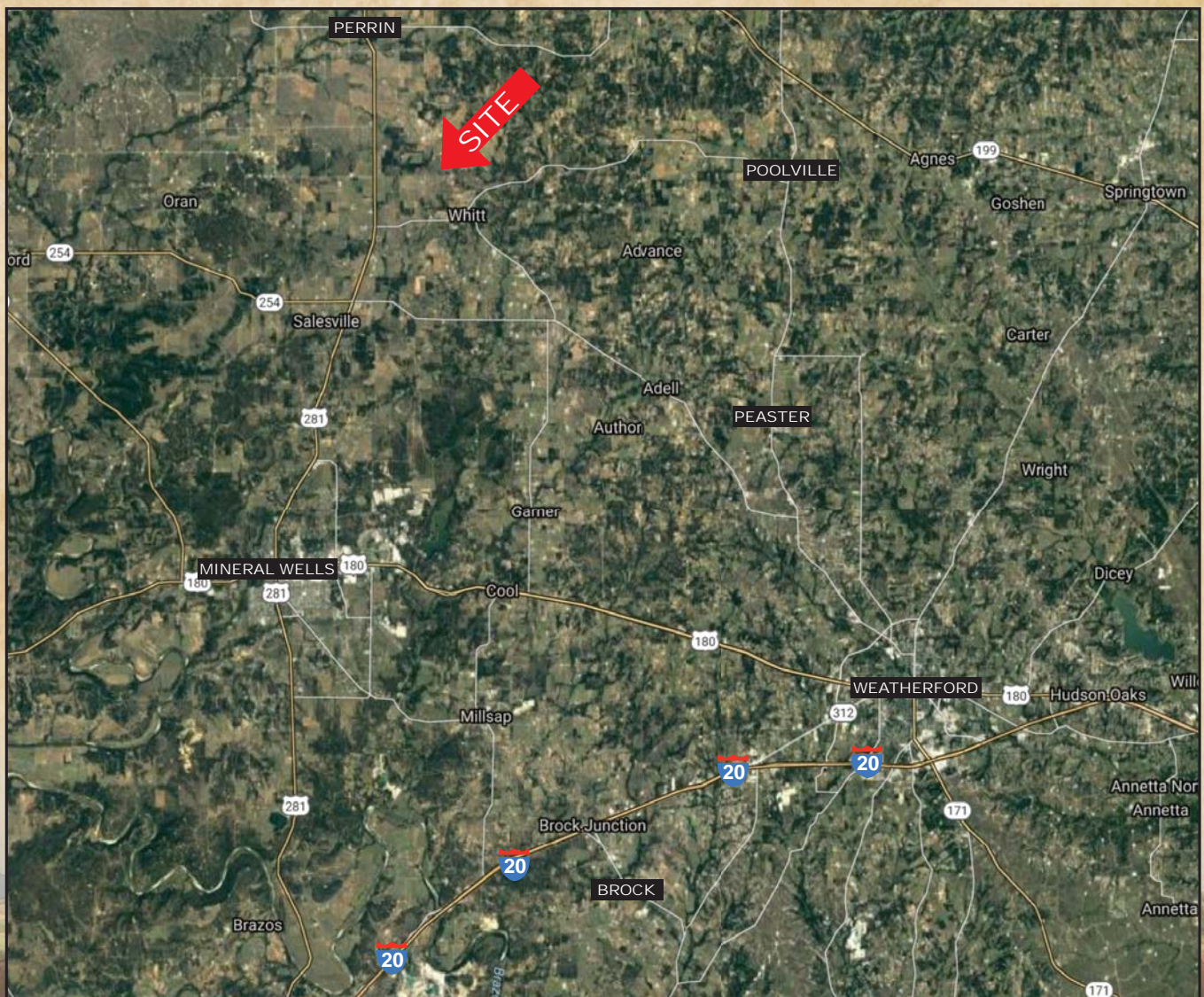


FARM AND RANCH

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



LOCATION MAP



Stephen Reich | Mobile: 817-597-8884 | Email: stephen@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 subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



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>590750</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Tim Clark</u>	<u>516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Tim Clark</u>	<u>516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Stephen Reich</u>	<u>585089</u>	<u>stephen@clarkreg.com</u>	<u>(817) 597-8884</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, 193 Coy Road Weatherford, TX 76086
Stephen Reich

Phone: 817-597-8884

Fax: 817-599-4142

IABS 1-0

Untitled

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