

CATHERINE CREEK RANCH



FOR SALE

±248 ACRES

NEQ Harmonson Road & Dale Earnhardt Way

Northlake ETJ, Texas

Denton County

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GIORDANO
WEGMAN
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CHRISTIE'S
INTERNATIONAL REAL ESTATE

CATHERINE CREEK RANCH

The 249+- acre Catherine Creek Ranch sits immediately north of Texas Motor Speedway in southern Denton County, Texas. Don't let its frontage on Interstate 35 and Dale Earnhardt Way fool you, this place is peaceful and serene with plenty of opportunities for use as a getaway without ever leaving the city.

Partially wooded and traversed by creeks this property is becoming an increasingly popular habitat for game animals as urban sprawl closes in on every side. White-tailed deer, dove, ducks, turkey and occasional feral hogs can be seen on the property although it has not been hunted at any time in the owner's recent memory. Rich, tillable soils are another attribute of this property providing income potential from the harvesting annual and perennial crops or as a cattle operation.

There is no question this property can be enjoyed for years to come while serving as a great investment opportunity for the new owners. The property is free from all surface uses for oil and gas production although no minerals will convey in the sale. Property is currently agriculturally exempt by way of a third-party lease.



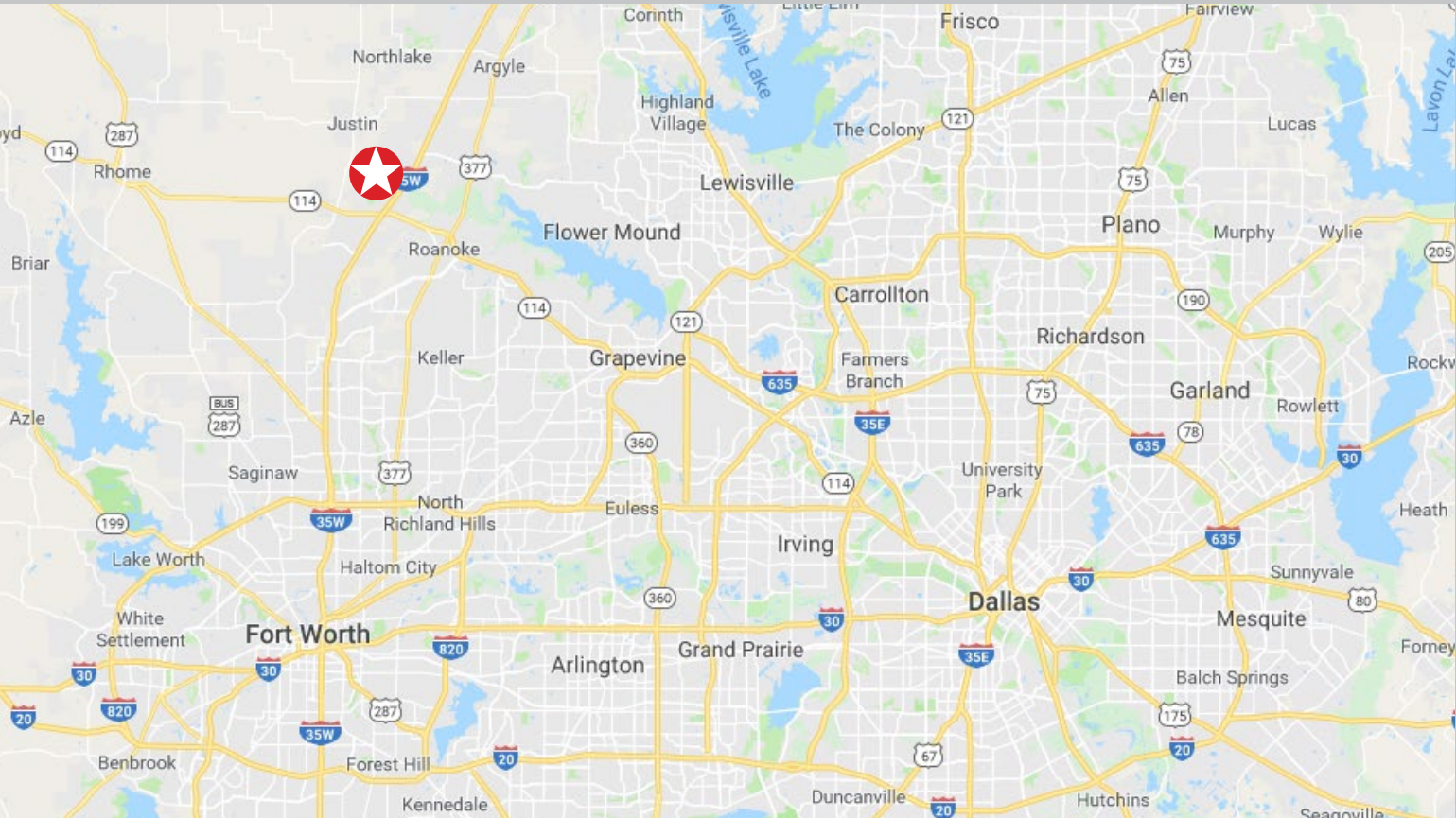
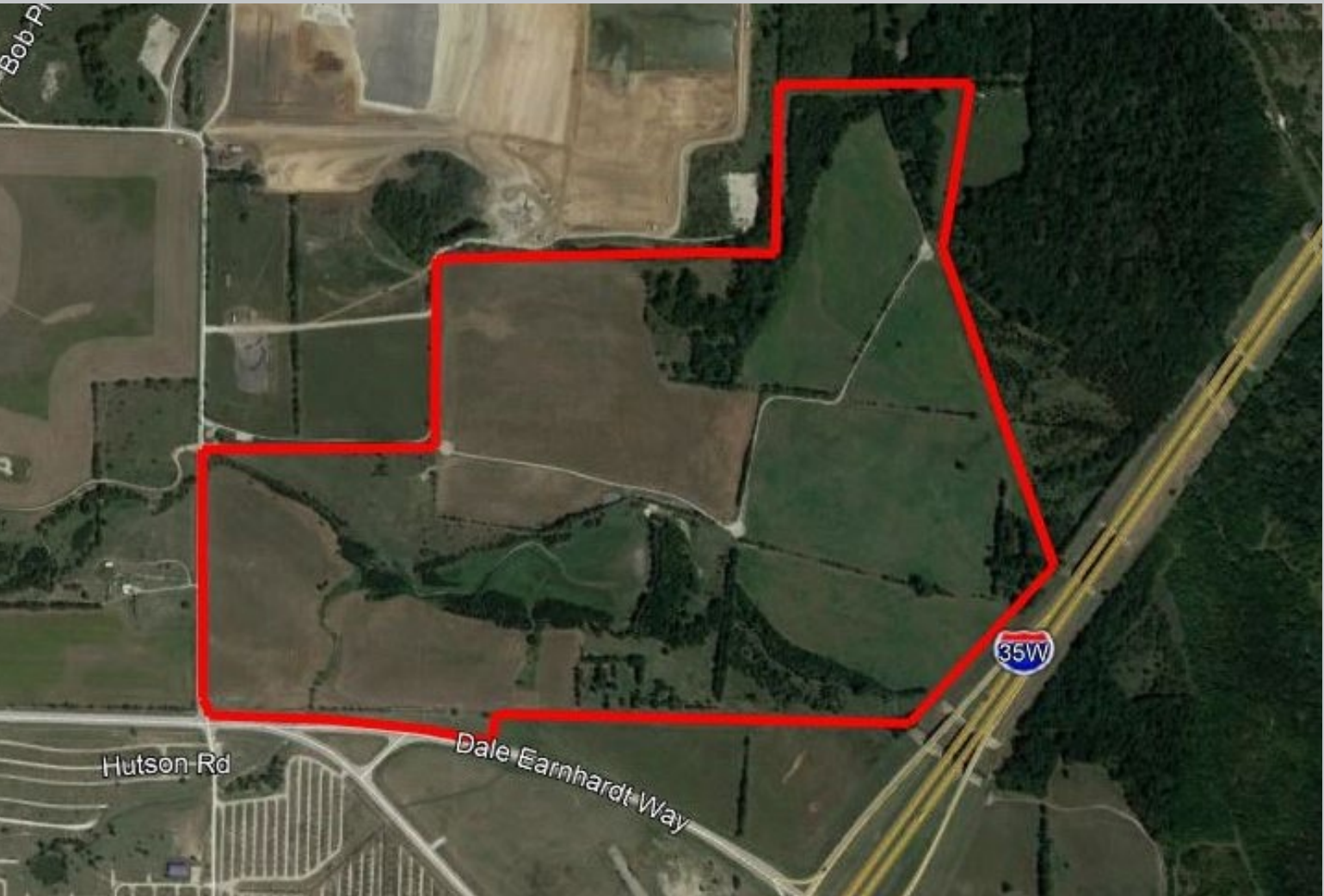
CATHERINE CREEK RANCH



- Located on Catherine Creek
- Hay/Crop Income Potential
- No On-site Oil/Gas Operations
- 20 miles north of Fort Worth
- 15 miles from Denton
- 35 miles from Dallas
- Appx % wooded/cultivated
- Wet weather creeks
- Good pond stock tank potential
- Deer, Hogs, Dove, Turkey and Ducks
- Appx 1,200 feet of frontage on I-35
- Newer Fences
- Ag Exempt
- Great interior roads



CATHERINE CREEK RANCH



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±249 ACRES





Information About Brokerage Services

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

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date