



Offering Memorandum

Star Ranch

19200 S. Highway 377 Cresson, Texas 76035

EFFICIENT, DEVOTED, UNRIVALED



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19200 S. Highway 377 Cresson, Texas 76035

Cresson Rodeo Facility
Parker County, Texas, 80 AC +/-



Colt Jones
P: (817)648-8944 www.HBS.Property 925 Santa Fe Drive, Ste. 106

The information contained herein was obtained from sources deemed to be reliable. Maplight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

*Boundaries are approximate.

FOR SALE

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WWW.HBS.PROPERTY



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Offering Summary

\$1,825,000

The property is legally described as 76.756 +/- acres situated in the Caleb Pierce Survey, Abstract No. 1043 and the I. & G.N. R.R. Company Survey, Abstract No. 1801, Parker County, Texas.

Access

The property has frontage along U.S. Highway 377 with a single point of ingress/egress through a gated entrance. U.S Highway 377 links Fort Worth and Stephenville and points beyond.

Improvements

The property has the following improvements:

Indoor Arena

120' x 200' Main Arena
75' x 75' roping boxes and cattle pens
30' x 100' concession, bathrooms, and grandstands
Dedicated septic system
3 Aircraft Hangar Style Automatic Doors
2" Firepump and water system
RV Hookup Qty. 2 – 30 Amp with water and sewer

Show Barn

14 12'x12' Stalls
Ranch Office
12' x 24' Tack room
Barn Apartment #1 (12' x 24')
Barn Apartment #2 (12' x 24')
Dedicated septic system
2 Aircraft Hangar Style Automatic Doors
Automatic gravity water system
RV Hookup 1-50 Amp and 1-30 Amp with water and sewer
Wash Rack (12'x12')
Upstairs Room (24'x24')

Hay and Equipment Barn

30' x 75'
RV Hookup Qty. 2 – 30 Amp with water and sewer

Trainers Barn

50'x135'
20 12'x12' Stalls
Wash Rack/Tack Room (12'x15')
Ranch Office (12'x15')
Automatic Gravity Water System



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Additional Improvements

Pipe Horse Runs with Covers

3-15'x60'

7-15'x100'

2-25'x100'

Pipe Stalls with Covers

8-25'x20'

Pipe Horse/Cattle Pens

1-75'x210'

6-75'x70'

Front Fence Pipe & NoClimb Wire

1400' Pipe with Pipe Toprail and NoClimb wire

Pasture Cross Fencing Barbed Wire

South Fence Pipe

1250' 3 rail pipe fencing

Front Water Well

2-50gal Bladder Tanks

Leased Filtration System

Rear Water Well

8,000 Gallon Storage Tank

4-50gal Bladder Tanks

2" waterline X 1000' to Arena Pump

Leased Filtration System

RV Hookup Qty 2-30amp with Water and Sewer

8 Horse Hot Walker

120' Round Pen Pipe & Cedar Sta Construction with Sandy Arena Dirt

Front Pasture RV Site with Water, Electric & Septic

Water

There a single surface tank on the property.

Topography and Vegetation

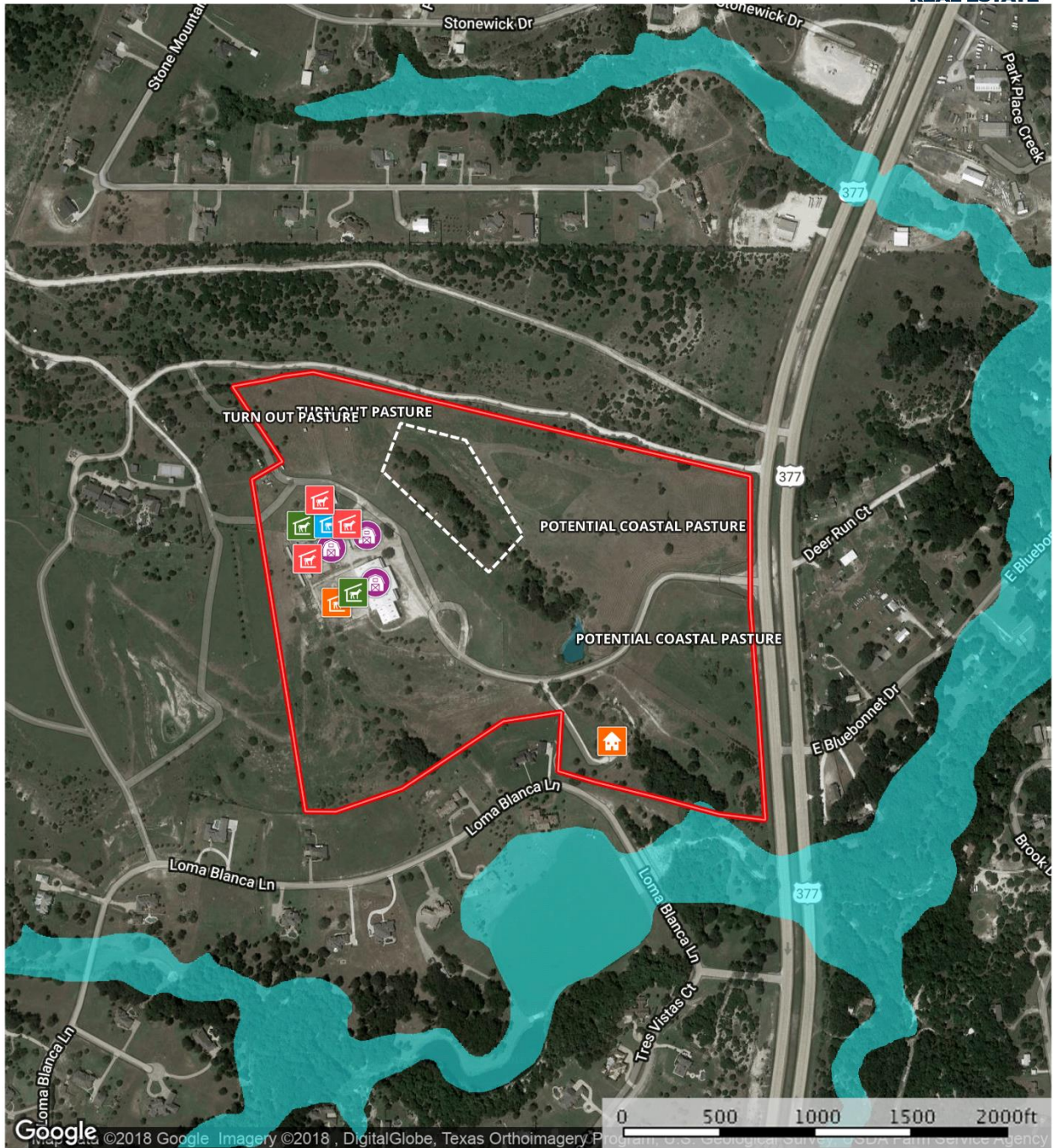
The ranch contains a variety of native grass and beautiful stands of mature oak trees. The front pastures would be well suited for coastal production to provide ancillary income.



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Flood Map

Cresson Rodeo Facility
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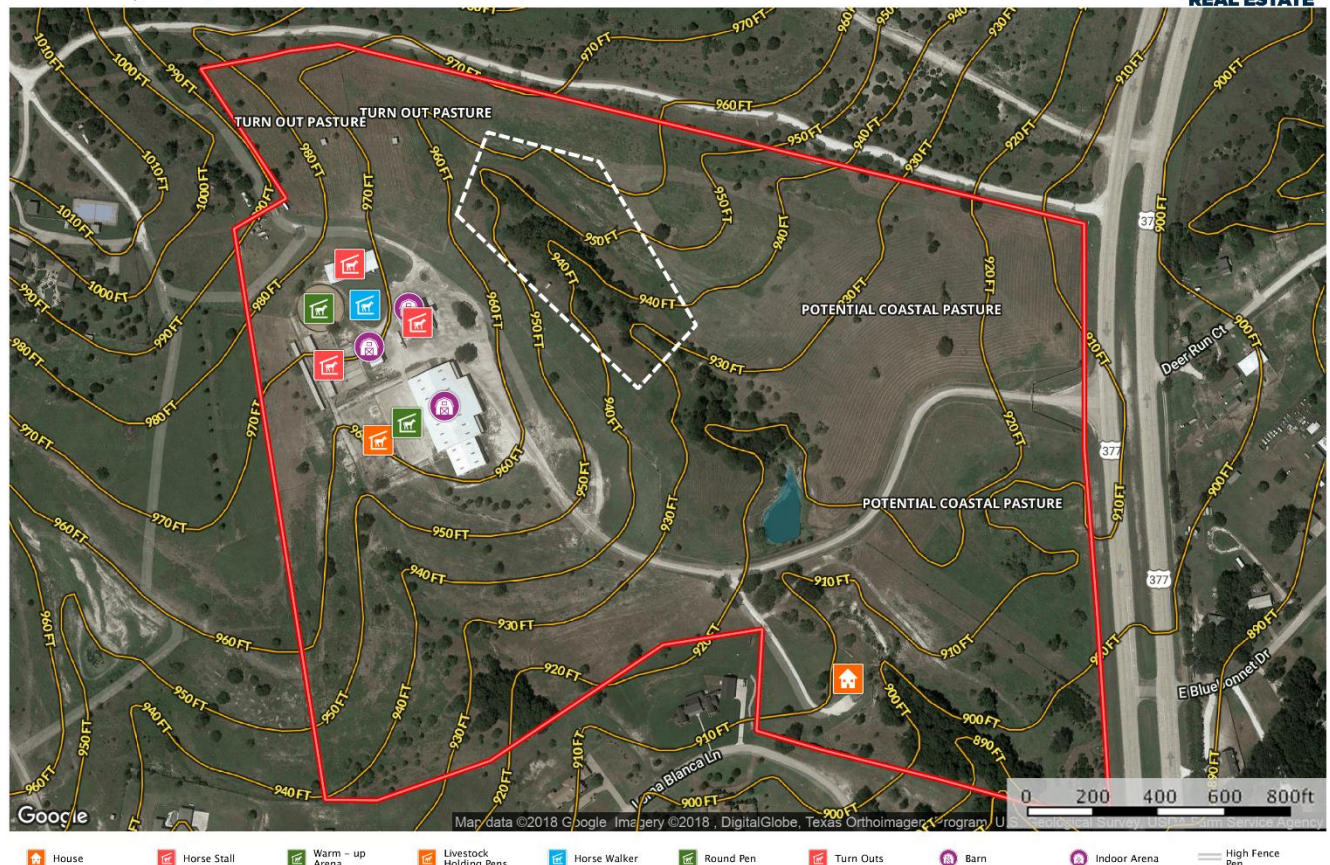
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Topographic Map

Cresson Rodeo Facility
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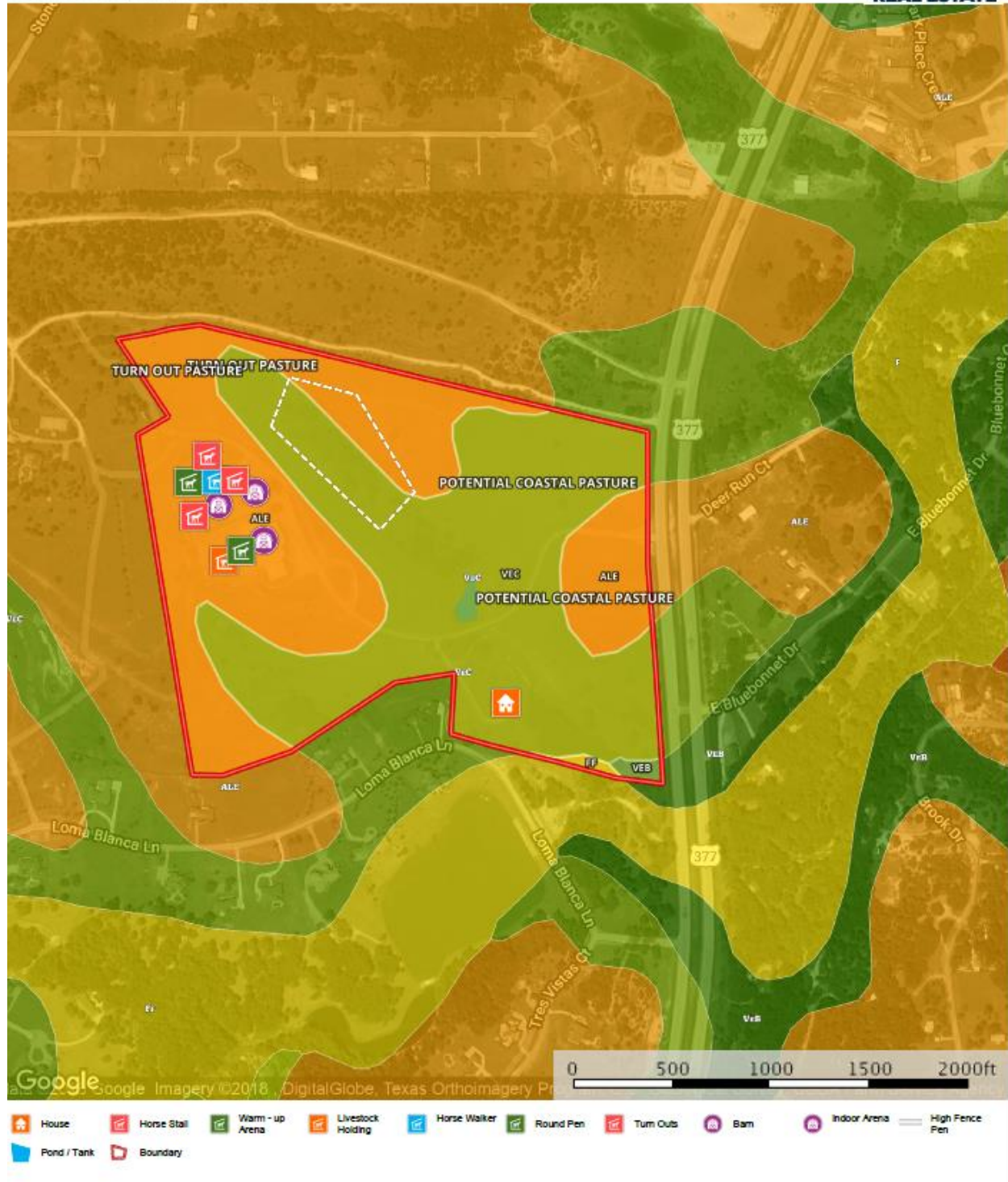
M The information contained herein was obtained from sources deemed to be reliable. Maplight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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Soil Map

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Soil Map Legend

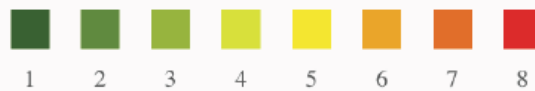
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Ff	Frio clay loam, 0 to 1 percent slopes, frequently flooded	0.3	0.43	5w
ALE	Aledo association, 1 to 8 percent slopes	34.9	45.31	6s
VeB	Venus clay loam, 1 to 3 percent slopes	0.4	0.54	2e
VeC	Venus clay loam, 3 to 5 percent slopes	41.4	53.73	3e
TOTALS		77.0	100%	4.36

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability
Class(non-irrigated)



Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



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11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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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Primary Assumed Business Name			
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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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Heritage Brokerage Services, 925 Santa Fe Drive Ste. 106 Weatherford, TX 76086
Kali Jones

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

IABS 1-0 Date
Vineyard-Nelson



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