



FARM AND RANCH

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

MOUNTAINS OF LAKE CREEK TBD LAKE CREEK RD. – GORDON, TX



\$52,500 - \$343,000

- ◆ Palo Pinto Mountains
- ◆ Honey Creek
- ◆ Ridge Top Views
- ◆ Up to 195' Elevation Change
- ◆ Abundant Wildlife
- ◆ Mixed Hardwoods and Mesquite for Wildlife



Click for property video: <https://vimeo.com/292149384>

Michelle Reed | Mobile: 817-688-1701 | Email: michelle@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*



RANCH INFORMATION

HONEY CREEK WOODS RANCH – 7 ACRES – \$52,500

Honey Creek Woods is a 7-acre +/- forest retreat with monster hardwoods shading winding wonderful deep-channel Honey Creek.

This ranch fronts prestigious Lake Creek Road, north of Gordon off Highway 919 in the shadow of the Palo Pinto Mountains.

LOTS of wildlife signs, MANY game trails, YEARS of family memories waiting to be made. Perfect for weekend getaways or as headquarters for your new life in the tall mountain country west of the Metroplex.

There's a great "out of the flood plain" plateau off the county road suitable for a deer camp, lodge or custom homesite. Hunting, hunting, hunting. Great places for the kids to hike.

Honey Creek bends six times inside the fence, making this a beautiful feels-bigger-than-it-is place of peace. You won't find another small acreage site in the Palo Pinto Mountain region as beautifully rugged as this one.

WESTERN SKY VIEW RANCH – 29 ACRES – \$159,500

Western Sky View Ranch offers 29 acres +/- that feels like 100 with almost 135 feet of dramatic mountain topo unbelievably close the Dallas-Fort Worth.

Claiming the high plateau top of Honey Creek Ridge, the ranch falls dramatically to the Mountain Lake stock tank with a bow stand off its corner, on the back down a hillside of oak.

Hiking trails cross this ranch for family exploration or bow hunting in season.

Wildlife love this place. Lots of wildlife trails, deer rubs and sunset views into the distance all along the western ridgeline.

This primitive deer hideout has great places for deer camps along the top ridge or near Mountain Lake's valley draw.

Michelle Reed | Mobile: 817-688-1701 | Email: michelle@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*



RANCH INFORMATION

HIGH BACK RIDGE RANCH – 31 ACRES – \$170,500

High Back Ridge Ranch offers 31 acres +/- of primitive hunting land with miles-away views in the heart of the Palo Pinto Mountains.

Straddling Honey Creek Ridge you have amazing views along the east AND west-facing ridge lines. There are some more open meadow areas in the southern region for deer, turkey and hogs, studded with towering oaks, spot cover and lots of quail habitat.

This ranch is for the hunter who wants a piece of Texas off the beaten path.

COMANCHE SKY RANCH – 43 ACRES – \$253,700

Comanche Sky Ranch's 43 acres +/- straddles Honey Creek ridge high atop the valley below. Featuring miles-away views looking off both east and west-facing ridges, there is a little over 100 feet of elevation change on this ranch.

DRAMATIC TOPO. Lots of trails, deer signs, tall rock-lined ledges deep inside the tree line.

Oak hardwoods, open native grass areas, good bird cover.

BIG MOUNTAIN RANCH – 43 ACRES – \$253,700

Big Mountain Ranch boasts 43 acres +/- of land crowned by the soaring apex of Palo Pinto's BIG MOUNTAIN itself.

Winding Honey Creek forms one of the boundaries, a stock tank on the east and two trails climb to the top of the mountain. This ranch rises about 195' in elevation to a peak of 1,228' above sea level.

One great lookout about three-quarters of the way up the mountain awaits for a hunting lodge or home, OR a great heavily-treed site nearer Honey Creek and public road access.

LOTS of hardwoods. LOTS of topo. LOTS of WILD this close to Dallas-Fort Worth.

Frontage on prestigious Lake Creek Road north of Gordon on 919.

Michelle Reed | Mobile: 817-688-1701 | Email: michelle@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***



RANCH INFORMATION

BACK COUNTRY HOLLOWS RANCH – 47 ACRES – \$305,500

Back Country Hollows Ranch showcases 47 acres +/- including deep-winding rock bottomed Honey Creek.

This ranch hugs the eastern slope of Honey Creek Ridge. Thick oak hardwoods along the creek heighten the magic of the desirable oak along the creek, climbing into the mesquite regrowth mix coming up the meadow (see the deer feeder and blind).

Homestead Pond would be an amazing homesite for your cabin or deer camp as it looks down on the gentle valley that fills Honey Creek.

SERIOUS DEER HUNTING HERE.

BIG BUCK MEADOWS RANCH – 49 ACRES – \$343,000

Big Buck Meadows Ranch offers 49 acres +/- of PRIME HUNTING!!!

Honey Creek meanders through this ranch along the eastern edge.

This ranch offers LAKE CREEK ROAD frontage and has a water well already drilled for your convenience.

With its great mix of hardwoods and natural mesquite deer habitat, this is a prime right-sized ranch for the serious deer hunter or family recreation ranch.

Cash or pre-qualified parties only please.

(Buyer's Agent must be identified on first contact & must accompany buying prospect on all showings to be allowed full participation. If this condition is not met, fee participation will be at the sole discretion of Ranch Partners, Broker). No trespassing. Seller's agent must be present for showings.

The information contained herein is understood to be accurate and reliable, but it is not guaranteed. Please verify all information before using the information contained herein for decision-making purposes.

Michelle Reed | Mobile: 817-688-1701 | Email: michelle@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.



REAL ESTATE GROUP

FARM AND RANCH

Cattle & Working • Cutting & Equestrian Facilities

Hunting & Recreational • Investment

High Game • Large Acreage



PROPERTY PHOTOS



Michelle Reed | Mobile: 817-688-1701 | Email: michelle@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



Michelle Reed | Mobile: 817-688-1701 | Email: michelle@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

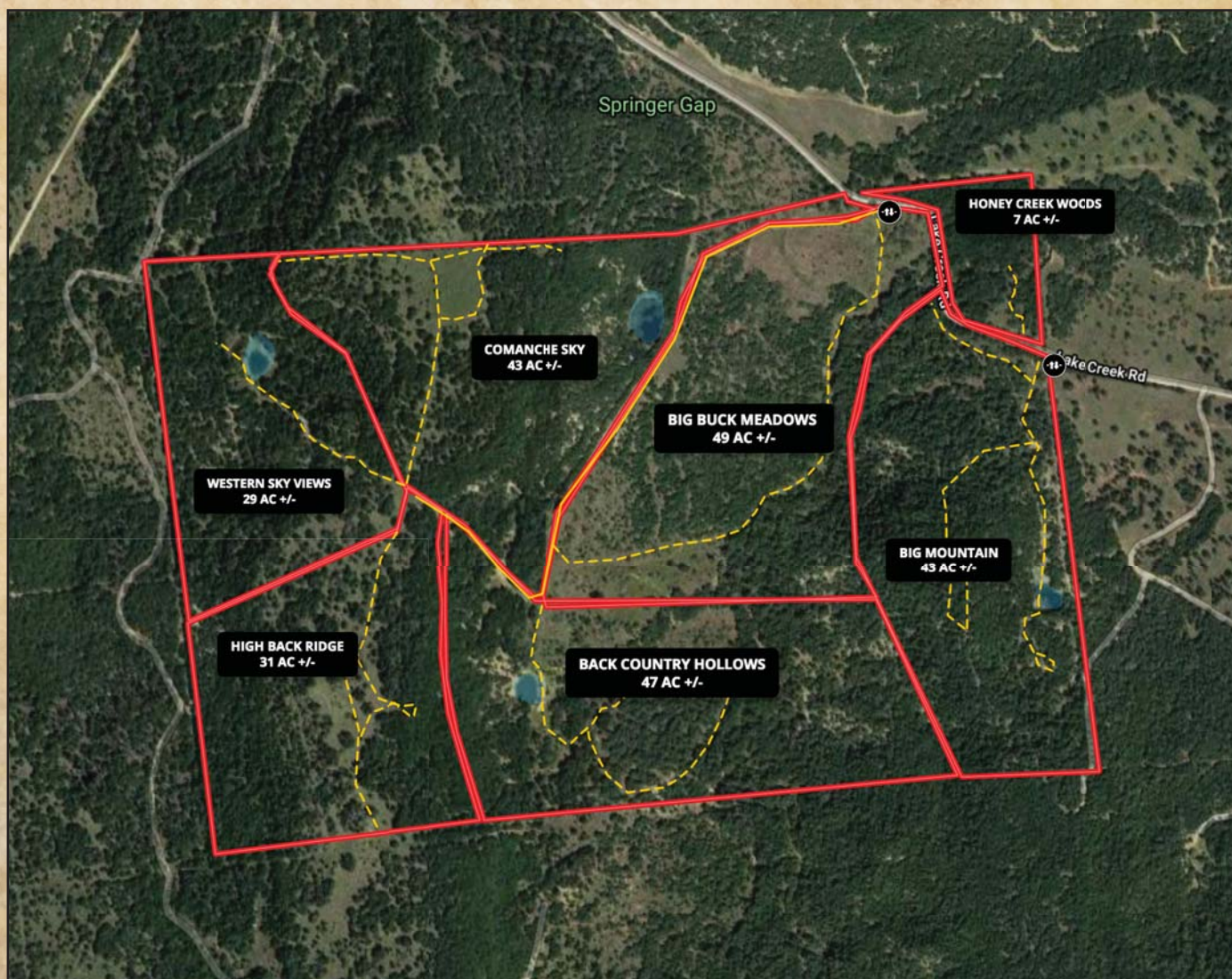
Cattle & Working • Cutting & Equestrian Facilities

Hunting & Recreational • Investment

High Game • Large Acreage



AERIAL



Michelle Reed | Mobile: 817-688-1701 | Email: michelle@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.

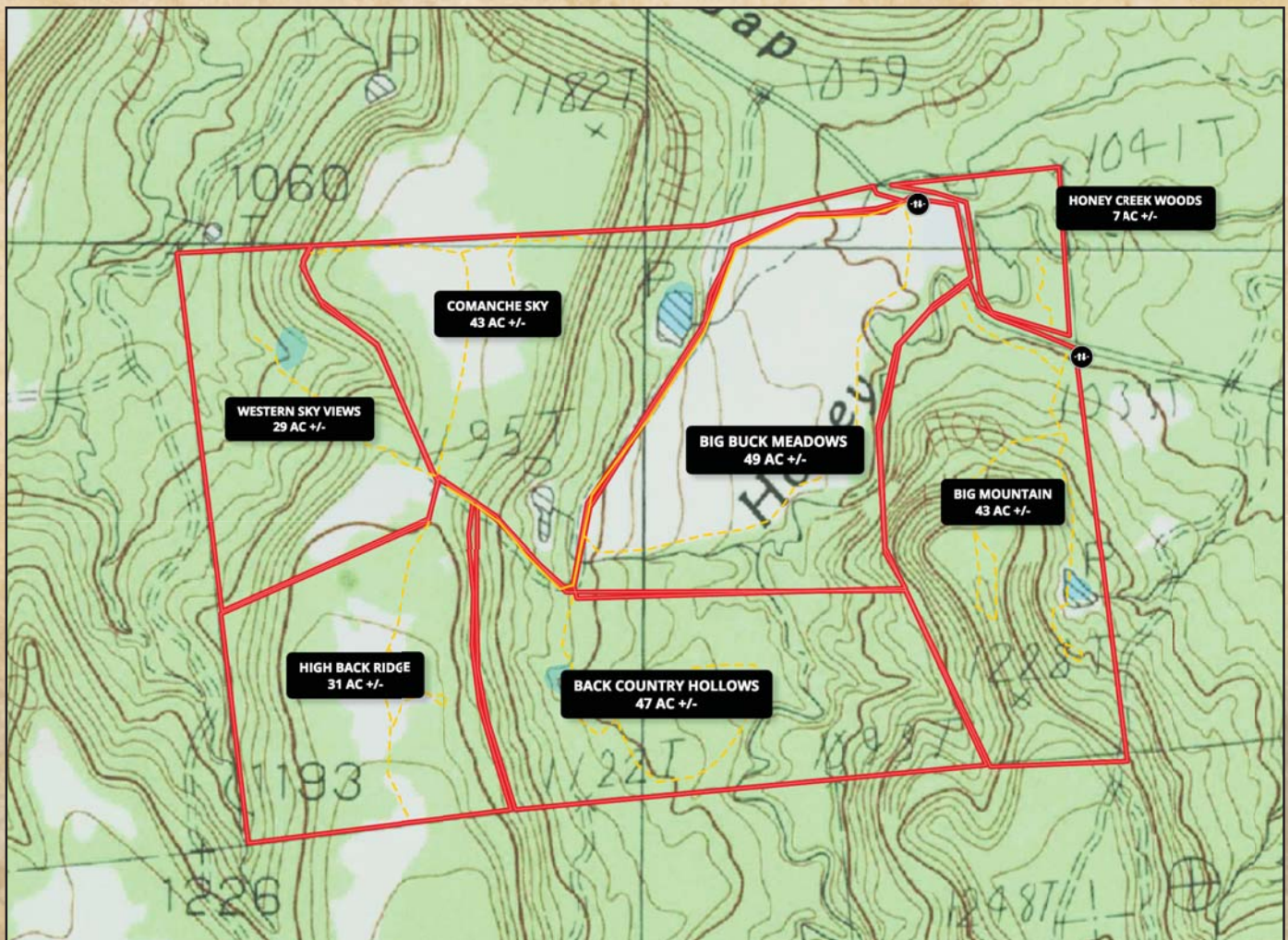


FARM AND RANCH

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



TOPO



Michelle Reed | Mobile: 817-688-1701 | Email: michelle@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>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>Michelle Reed</u>	<u>0669860</u>	<u>michelle@clarkreg.com</u>	<u>(817) 688-1701</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

IABS 1-0