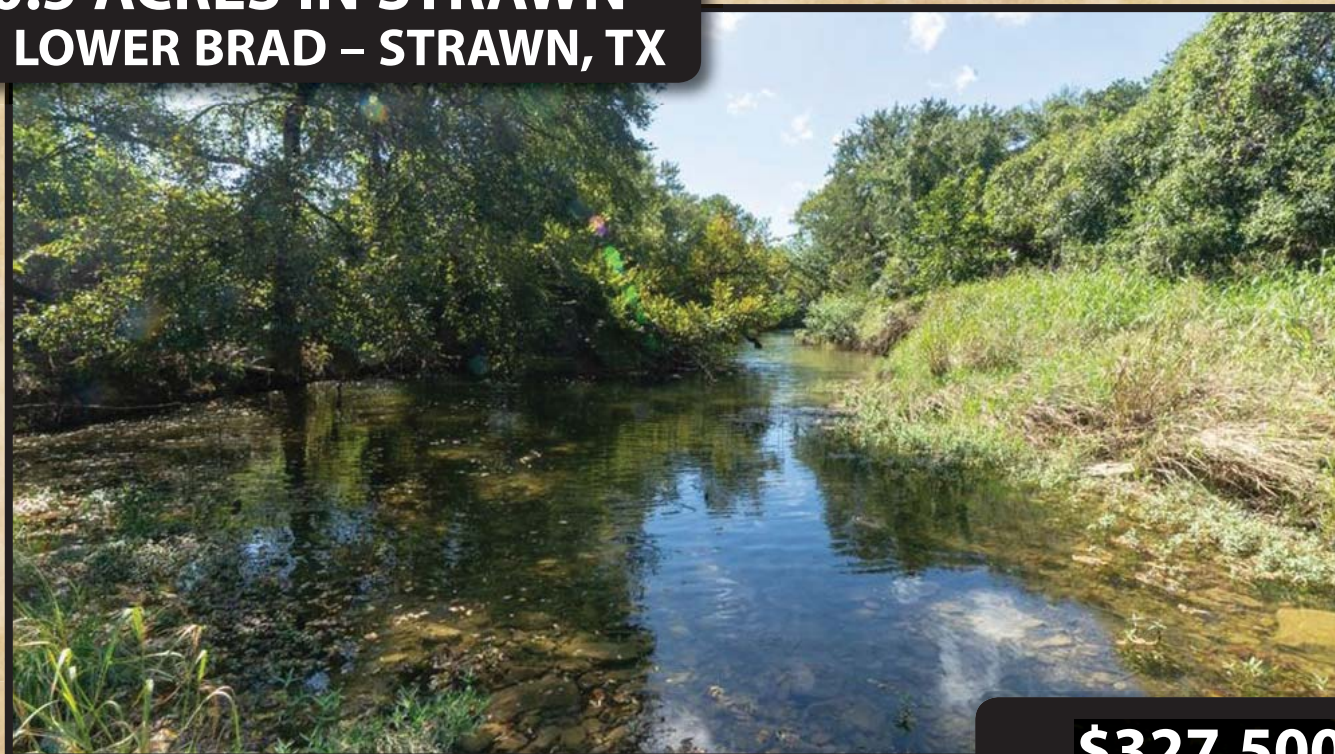




# FARM AND RANCH

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

**40.5 ACRES IN STRAWN  
456 LOWER BRAD – STRAWN, TX**



**\$327,500**

- ◆ 40.5 acres
- ◆ 2,652 sf / 5 bedroom / 3 bath
- ◆ 10x57 enclosed back patio
- ◆ Pelleted stove
- ◆ Storage building & small barn
- ◆ Two large water holes



**Stephen Reich | Mobile: 817-597-8884 | Email: [stephen@clarkreg.com](mailto: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.





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## PROPERTY INFORMATION

### Property Information:

An absolutely beautiful property with the gorgeous Ioni Creek running through the property most of the year and with two large water holes, this is a truly hard to find property. A remodeled 2,652 sq. ft. 5-bedroom, 3-bath, sand stone home. Wood laminate floors throughout. A large family room with a pelleted stove. A covered and enclosed back patio of 10x57. A large kitchen with double ovens and a gas cooktop. Other improvements include: A storage building, a small barn, and an older quail house (hatchery). Property is very scenic with mostly level to gently rolling native terrain with post oaks, elms, live oaks, juniper, and mesquite providing excellent cover.

### Location:

Approximately 1 hour and 23 minutes west of Fort Worth, 27 minutes north to Possum Kingdom Lake, 15 minutes south to Strawn, and 27 minutes east to Mineral Wells. From Hwy 180, go south on Lower Brad Rd. Property is on the Right.

### Terrain:

Mostly level to gently rolling native terrain with post oaks, elms, live oaks, juniper, and mesquite.



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## PROPERTY PHOTOS



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## AERIAL



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# 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<br>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/<br>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](http://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

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