



FARM AND RANCH

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

ZB RANCH

4430 FM 919 – GORDON, TEXAS



1,553 acres \$6,924,827

860 acres – \$4,171,000

~~693 acres – \$3,430,350~~

RECENT PRICE ADJUSTMENT

- ◆ Two homes
- ◆ Multiple entries from two different roads
- ◆ Minerals negotiable
- ◆ Co-op water
- ◆ 250 ft elevation change
- ◆ 100,000 gallon water catch system for back up

[CLICK HERE TO VIEW PROPERTY VIDEO](#)



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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

Key Features:

- ✓ Will subdivide
- ✓ Two homes
- ✓ Multiple entries from two different roads
- ✓ Minerals negotiable
- ✓ Co-op water
- ✓ 250 ft elevation change
- ✓ 100,000 gallon water catch system for back up

Price – Subdivided

1553 acres – \$6,924,827

860 acres – \$4,171,000

SOLD ~~693 acres – \$3,430,350~~

Property Information:

ZB Ranch is one of the most fantastic ranches within 1.5 hours of the DFW Metroplex. With over a mile and a half of Lake Creek running thru the property, and elevations from 994 to 1225, this ranch has the perfect habitat for all sorts of wildlife. Whitetail deer, turkey, dove, and feral hogs are plentiful. With 4 different hilltops, magnificent views are plentiful in all directions. Over a dozen ponds provide water for livestock and wildlife over the entire ranch, and a few new ponds have been recently added. Seller has taken great pride in juniper removal to create many different senderos throughout the ranch. The ranch is plentiful with Oak, and Elm, in addition to Juniper and some Mesquite. There are 4 different cultivated fields for sunflowers and winter wheat, and improved grasses make this a great cattle ranch as well as recreational ranch. Highly improved roads throughout the ranch make this property very easy to navigate.

Amenities: There are 2 magnificent homes on the ranch. The original home is methodically placed towards the north end of the ranch, and is perfectly perched atop of one of the main hills. This 2,037 square foot home features 3 bedrooms and 3 bathrooms and a 3-car garage complete with a climate controlled wine cellar. The age of this home is unknown, but it was painstakingly remodeled in 2001. From the back porch you can walk out onto a viewing platform that overlooks the remainder of

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the ranch. The views from here are absolutely breathtaking. The newest home was constructed in 2014, and no expense was spared. This custom 2,382 square foot home features 3 bed rooms and 3 bathrooms with a 2-car garage. The home's front and back porches are the ideal venue to both entertain friends or enjoy a peaceful evening on the ranch. The home boasts both an indoor and outdoor fireplace which create warmth and ambiance on cool evenings. This home features a lovely open concept floorplan paired with a large kitchen that makes it ideal for entertaining large parties yet still offers the comfort of home.

Facilities: The ranch is developed very well with multiple entries from 2 different roads. The newer home is easily accessible from FM 919 thru automatic gates. The other home and the cattle facilities both have separate gates from School House Road. There is a private runway located in close proximity to the home on the northern portion of the ranch as well as a nice horse barn with stalls. The ranch also has multiple large shops with concrete floors, and a tremendous amount of covered parking for storage of all your toys and farm equipment. Seller is in the process of high fencing the northern 900 plus acres of the ranch into two pens. This will be completed with the sale of property.

Topography: Rolling topography with almost 250 feet of elevation change. The ranch boasts multiple hill tops that offer magnificent views in every direction.

Minerals: Seller does own some minerals and they are negotiable

Utilities: One of the unique features of this ranch is that it does have coop water. It also features a 100,000 gallon water catch system for back up. Each home has its own septic system

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PROPERTY PHOTOS



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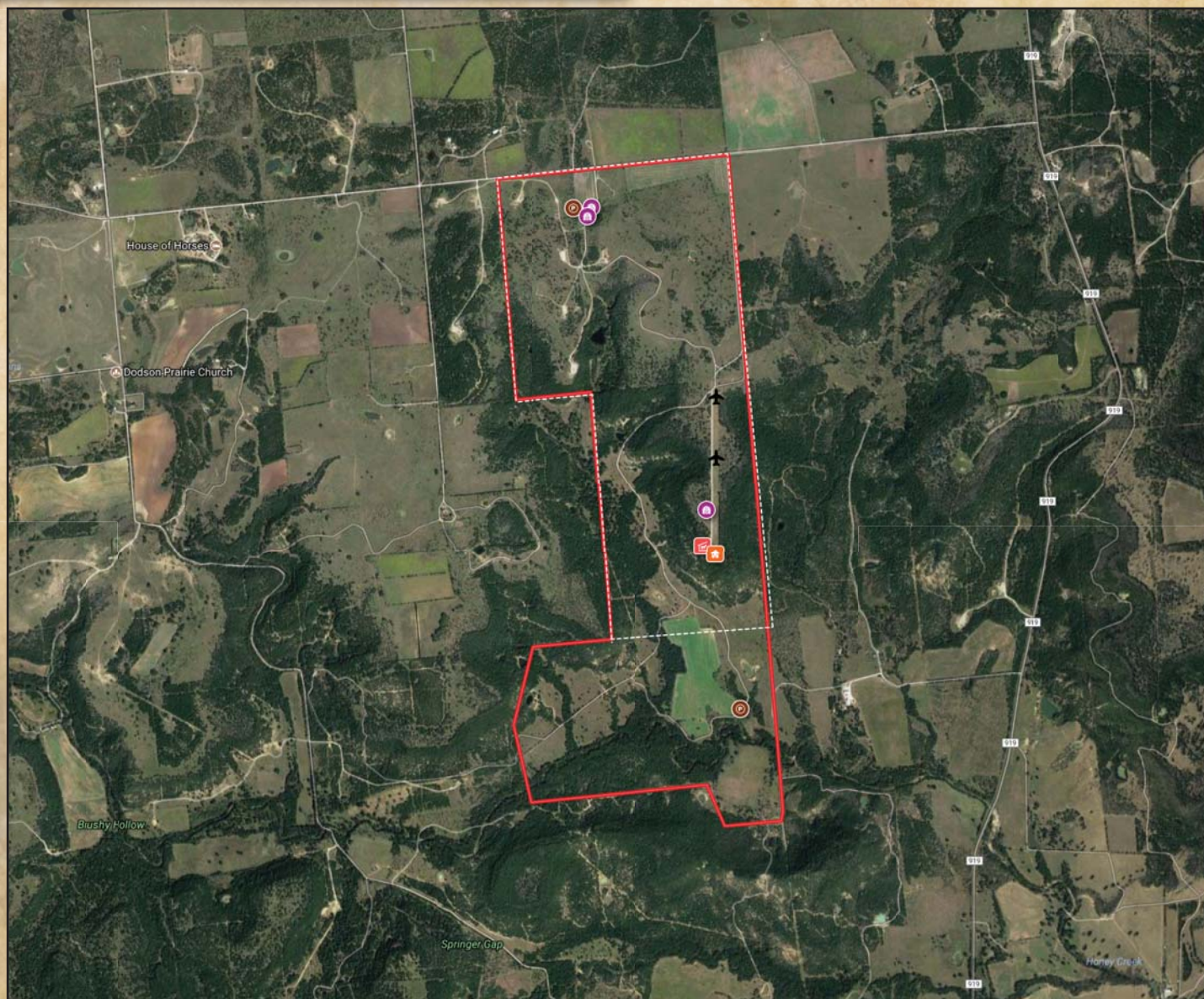


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AERIAL - 860 ACRES



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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 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>
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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

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