



# FARM AND RANCH

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

## COZY LOG CABIN ON 60 ACRES 918 CR 217 – CISCO, TX



**\$435,000**

- ◆ 1,896 sf / 3 bedroom / 2 bath
- ◆ 60 acres
- ◆ Cattle barn with apartment
- ◆ Cattle pens
- ◆ Coastal fields



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

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## PROPERTY INFORMATION

**Property:** Gorgeous country setting with cozy log home, cattle barn with apartment, luscious coastal fields, and exceptional cattle working facility. As you pull in the drive, you will notice that the sandy loam soil is producing tons of coastal hay. You will also notice that the home is neatly nestled up in the back corner amongst a clove of mature hardwoods providing privacy, yet a fantastic over view of the entire ranch. The custom log home features porches on 3 sides, a large living area, oversized kitchen, 3 bedrooms and 2 bathrooms. Outside you will find a metal cattle barn with apartment, cattle pens that will satisfy any cattleman, and enough cover to attract tons of wildlife.

**Location:** Located between Cisco and Cross Plains in South Western Eastland county. From Cisco, go South on Hwy 206 for 12.3 miles. Turn left on CR 217 and travel 1.7 miles and the property will be on the right.

**Minerals:** Seller will convey owned Minerals

**Utilities:** Property features well water for the livestock and coop water for the home. Electric is available at the home and the barn, as well as propane at the home.

**Topography:** Gently rolling terrain, with approximately 45 acres of luscious coastal, and about 15 acres of mature oak trees.

**Schools:** Cross Plains ISD

**Taxes:** Approximately \$1392.47 for 2018

**Price:** \$435,000

**Terms:** Cash to Seller at Closing

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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 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/ 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

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