



FARM AND RANCH

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

100 ACRES WITHIN 6 MILES OF STEPHENVILLE
1230 CR 253 – STEPHENVILLE, TX



\$850,000

- ◆ Rolling hills
- ◆ 1 mile off paved road
- ◆ Beautiful views
- ◆ Pipe fencing
- ◆ Multiple tanks
- ◆ Barndominium



Lani Rust | Mobile: 817-454-6676 | Email: lanireg@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:

Breathtaking views just minutes from the Cowboy Capital of the World. Located just 6 miles south of Stephenville, Texas sits 100 acres of rolling hills where you will get some of the best views in Erath County. There are three tanks, the largest measuring around 1.5 acres. The pastures are a mix of native grasses and coastal Bermuda, which provide plenty of forage for horses or cattle. Deer and other wildlife love to roam across the property stopping under one of the many oak or elm trees before moving to other cover.

Enjoy beautiful sunsets on the front porch of the a two-story barndominium that was built in 2016 and measures roughly 1700 sq ft. Upstairs you will find two large bedrooms and one full bath. The main living area, kitchen and dining areas located downstairs with a ½ bath and laundry separating them. Step out into the 40 x 40 shop and you will find ample lighting and electricity throughout the building. There are two 10x12 roll-up garage doors which are plenty large for your biggest project. Upstairs in the workshop you will find a 10 foot wide storage loft that runs the length of the building. Behind the shop is an equipment shed to house your tractors and mowers.

For the horse lovers, there are three pipe and cable traps with loafing sheds and water in each one. Each trap has ample shade for those hot Texas days and nights. The traps were also over-seeded this spring with coastal bermuda. There is also a panel arena with s tripping chute and automatic roping chute that can be included with the right offer.

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All personal property, panels, water troughs, feed troughs and deer feeders to be excluded. Minerals are negotiable.

This property is two separate parcels owned by separate parties but will be sold as one. The main parcel is 79.940 acres which includes all of the improvements. The second parcel is owned by the owner's mother-in-law and is 20 acres. Listing agent is Owner. Pre-approval or proof of funds will be required prior to showing.

Utilities:

Electric, water, septic

Land Size:

100 acres

Vegetation:

Native & coastal mix grasses, Oak, Pecan, Elm Trees

Wildlife/Hunting:

Deer, turkey, bobcat, coyote

Fencing:

Pipe road front; 6 stand slick/barbed 3 sides, pipe & cable for horses

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PROPERTY PHOTOS



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AERIAL



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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 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.

Clark Real Estate Group	0590750	tim@clarkreg.com	(817)458-0402
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clark Real Estate Group	590750	tim@clarkreg.com	(817)458-0402
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lani Rust	694277	lani@clarkreg.com	(817)454-6676
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

IABS 1-0 Date