

MOTIVATED SELLER

MAKE AN OFFER



2922 FM 406 • Pottsboro, TX • 75020

80.19 Acres

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McKissick & Associates



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Property Photographs

Property Information

Brokerage—Consulting - Development

Price:

\$1,122,660.00

Property Description:

Motivated Seller – Make an Offer!!! This is a beautiful partially wooded, 80.19 Acre property on FM 406, North of Pottsboro, TX., Easy access to SH 289 and Lake Texoma. Fenced and suitable for cattle. No pipelines or oil wells on property. Many available building sites. Seller to retain mineral rights, but surface rights transfer with property. Pottsboro ETJ.

Location:

North of Pottsboro, TX on FM 406, eight tenths of a mile east of SH 289

Size:

80.19 acres

School District:

Pottsboro ISD

Utilities and Zoning:

Electric Available. No water

Not zoned.

City Information – Pottsboro:

The City of Pottsboro is located just 75 minutes north of downtown Dallas, on Lake Texoma. Throughout the years, this area has seen many changes, going from a railroad town and agriculture community to "bedroom" community for the industries and businesses in Sherman, Denison and the Metroplex. The most significant change was the U.S. Army Corp. of Engineers building of the Denison Dam which created Lake Texoma. Since the completion, the area has evolved into a prime residential and recreation choice.



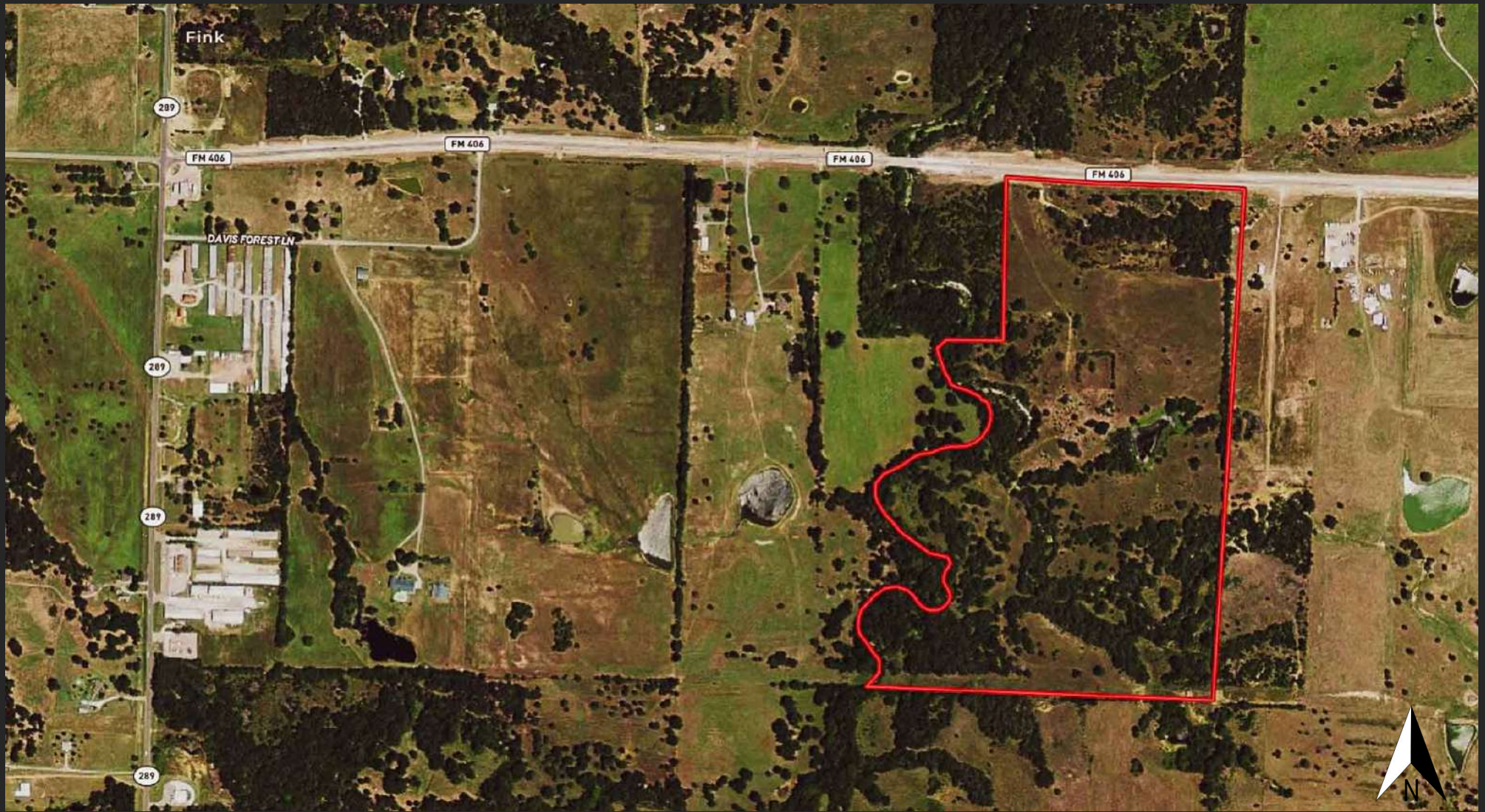
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Property Information

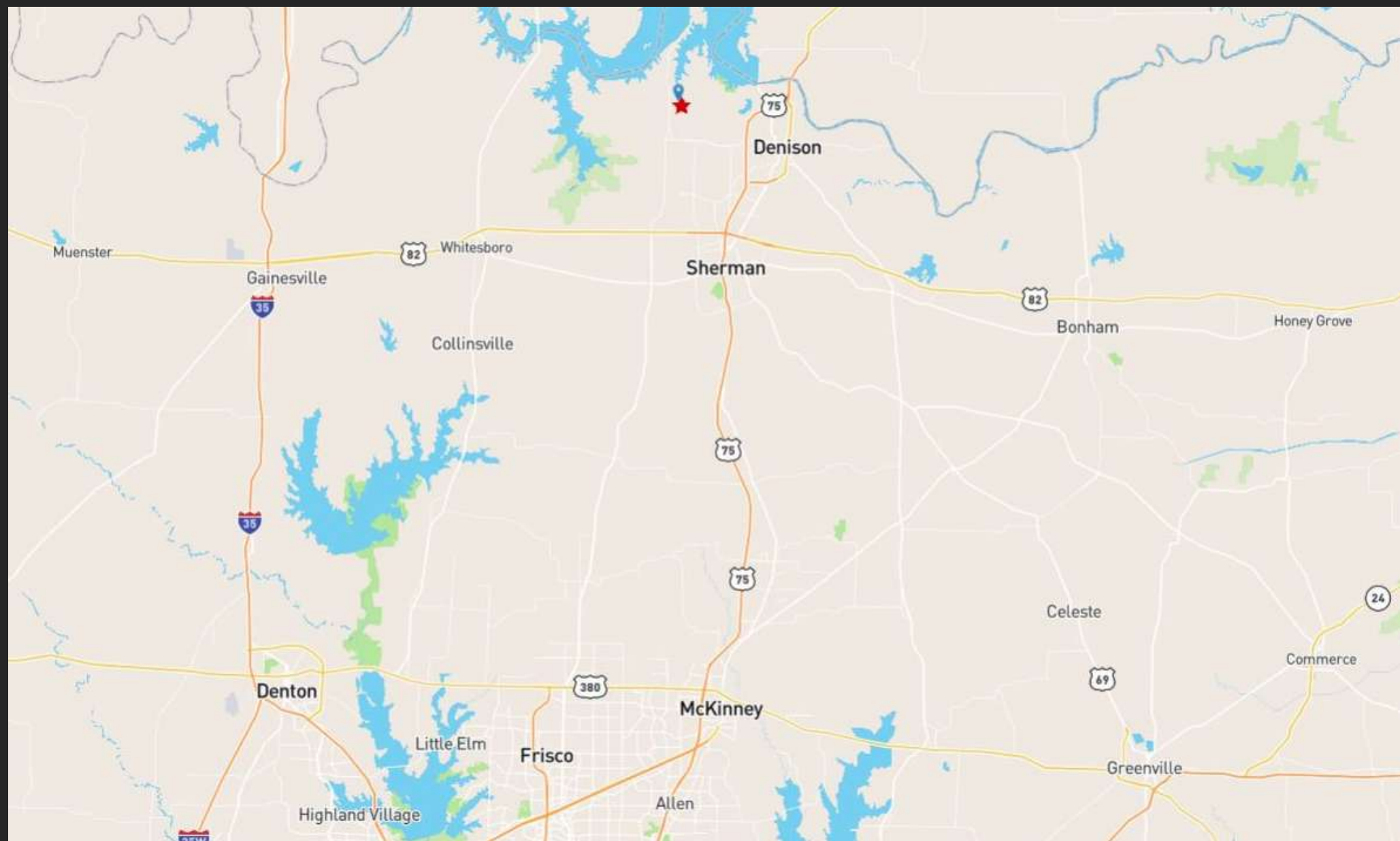


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Aerial Map



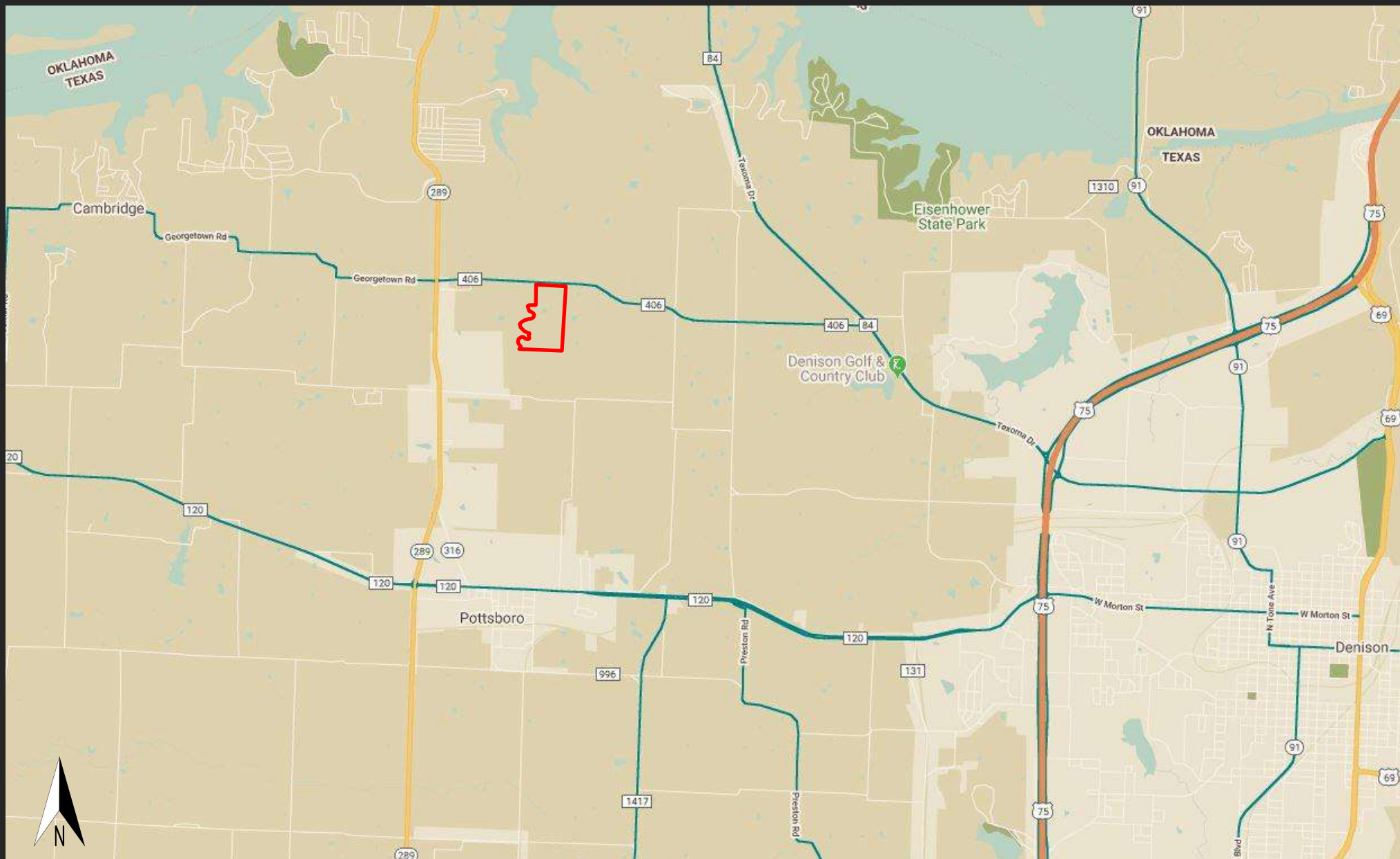
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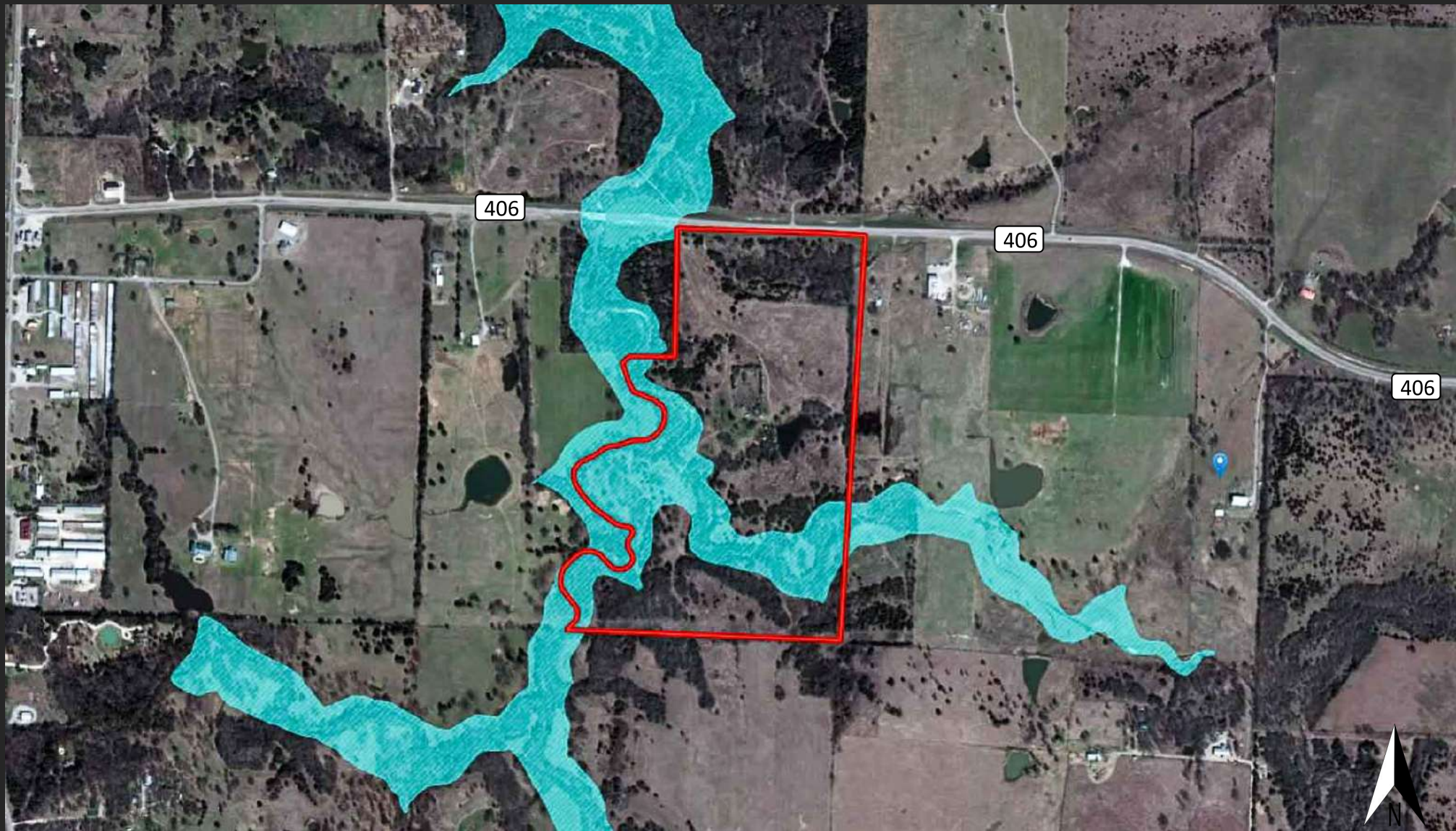
Location Map



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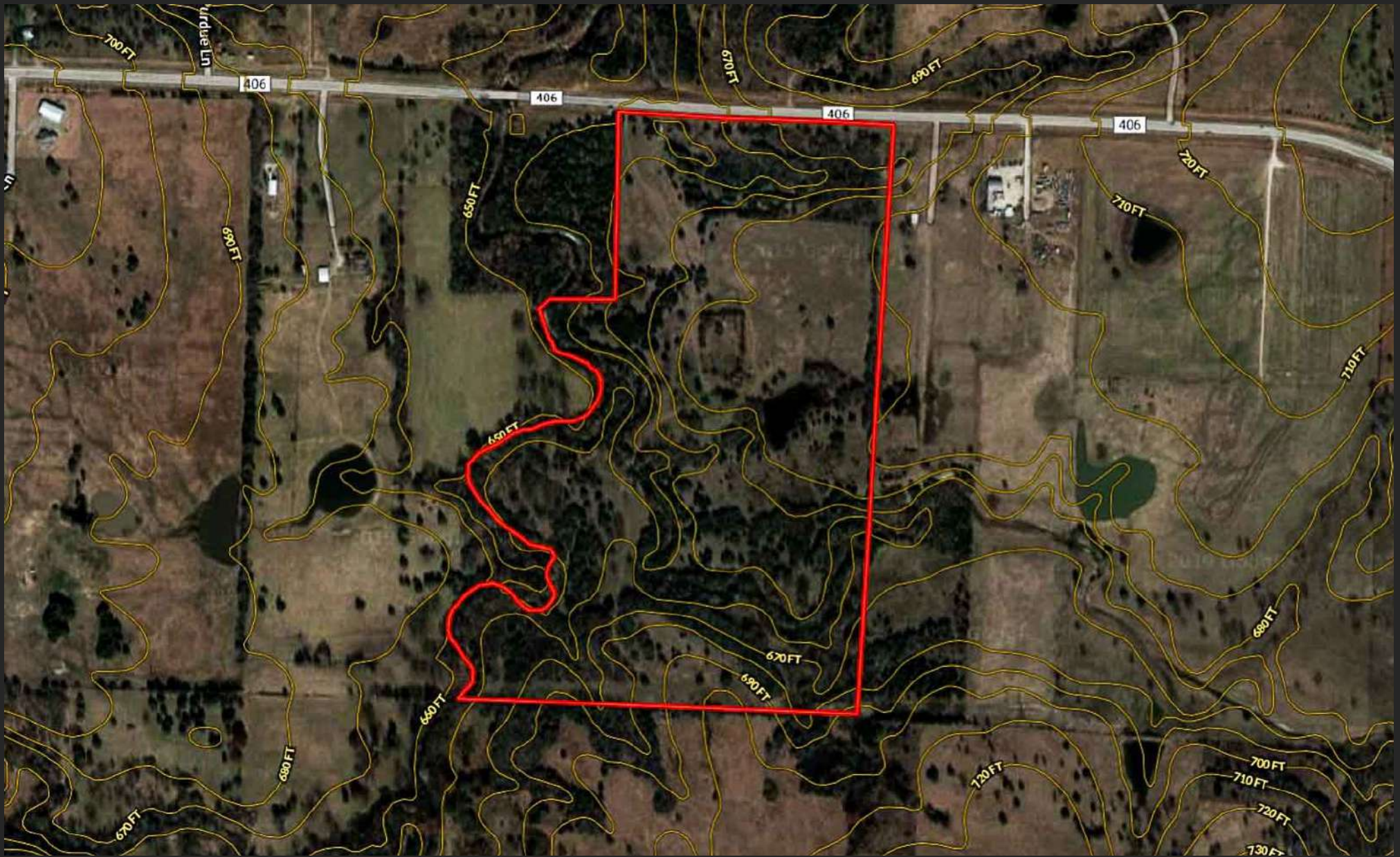
Location Detail



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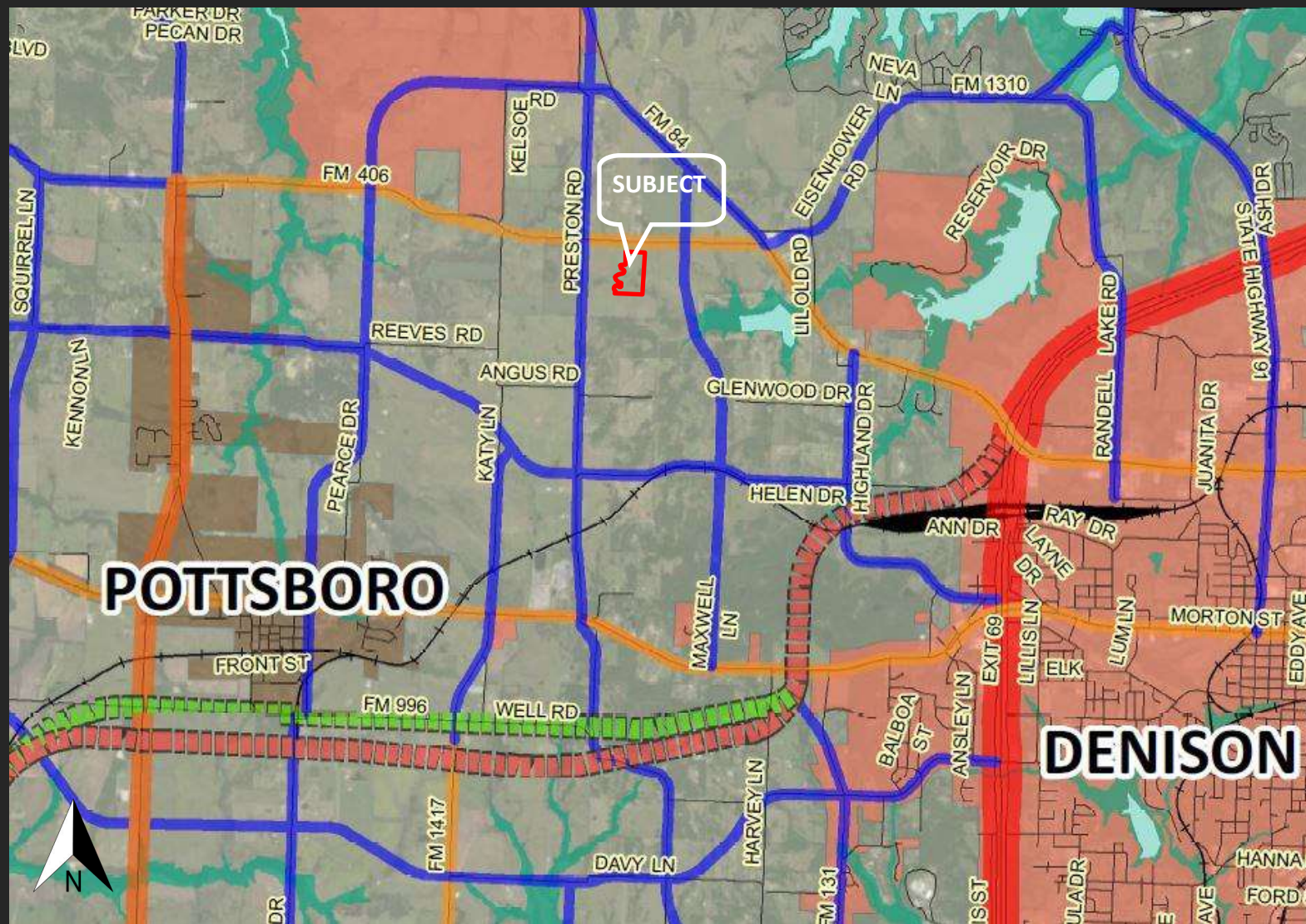
Flood Plain Map



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Topography Map



Legend

Thoroughfare Plan

- Tollway
- Tollway - Alternate Route
- Freeway
- Principal Arterial
- Major Arterial
- Minor Arterial
- Railroads



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Thoroughfare Plan

INFORMATION ABOUT BROKERAGE SERVICES

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.

RES-Real Estate Services, McKinney

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	972-562-9090
9003405	cmckissick@resmckinney.com

License No.	Email	Phone
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Charles B. McKissick	0140928	cmckissick@resmckinney.com	972-562-9090
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate

License No.	Email	Phone
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Kay Clifton	0660194	kay@resmckinney.com	972-562-8282
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer, Seller, Landlord or Tenant	Date
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP



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