



4310 Hwy 34 • Honey Grove, TX • 75446

940^{+/-} Acres

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McKissick & Associates
A limited liability company

Kay Clifton

Kay@resmckinney.com
(972) 562-8282



Jim Long

jim@swranchsales.com
(972) 679-7070



McKissick & Associates

Kay Clifton
972-562-8282
resmckinney.com



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swranchsales.com

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Property Photos

Property Information

Brokerage – Consulting - Development

Property Description:

- Excellent farm and pastureland located three miles north of the new 12,000 acre Ralph Hall Reservoir, when completed, and 11 miles south of the new 16,641 acre Bois d'Arc Reservoir, giving it development potential.
- Property has approximately 5,350 feet of highway frontage on Highway 34, and is bordered on the South by CR 3460
- 540 Acres of the ranch are pastureland and 400 acres are cultivated farm land, allowing sufficient grazing for approximately 200 cows. Pastures are Bermuda, Dallis grass, Bahia, and Johnson Grass with 7 ponds and two beautiful continuously running limestone creeks. Pastures are usually over seeded with wheat and are used to graze yearlings. The barbed wire fences are mostly new with metal posts. The land is currently leased for farming and cattle.
- The property has an 80 x 100 metal barn with a 4,000 sq. ft. concrete floor, 2 sets of metal working pens, and a second metal storage building.
- Big hardwoods and pecans are scattered throughout the property with whitetail deer, hogs, dove, and other wildlife.

Location:

Fannin County, south of Honey Grove, TX.
GPS Location is: 4310 Highway 34, Honey Grove, TX 75446

Terms: Cash or possible owner financing

Price: \$4,653,000/ \$4,950 per acre

School District:

Honey Grove ISD

Minerals:

Owner retains 50% of whatever minerals owned.

Utilities:

Electricity - Fannin County Electrical Co-90

Water - Mccraw Chapel Water Supply Corporation, with water lines running on the property on the east and west of Highway 34 and along County Road 3460.

Septic - Old septic system on site, but not verified as usable

City Information - Honey Grove:

According to legend, in 1836 as Davy Crockett was traveling to join the Texas Army at San Antonio, he camped in a grove just west of the present town square, on the bank of Honey Grove Creek. In letters he wrote to Tennessee, he told of the ideal place where he had camped, the "honey grove." It was so named due to the abundance of honey in the hollow trees.

In 1842, the first settler, Samuel Erwin, arrived to make the "honey grove" his home. Erwin was a friend of Davy Crockett. In fact, Crockett performed the marriage ceremony for Erwin and his wife. B.S. Walcott came to Honey Grove in 1848, laid off the town and sold building lots, and progress really began to speed up in the tiny town. Honey Grove was incorporated in 1873.



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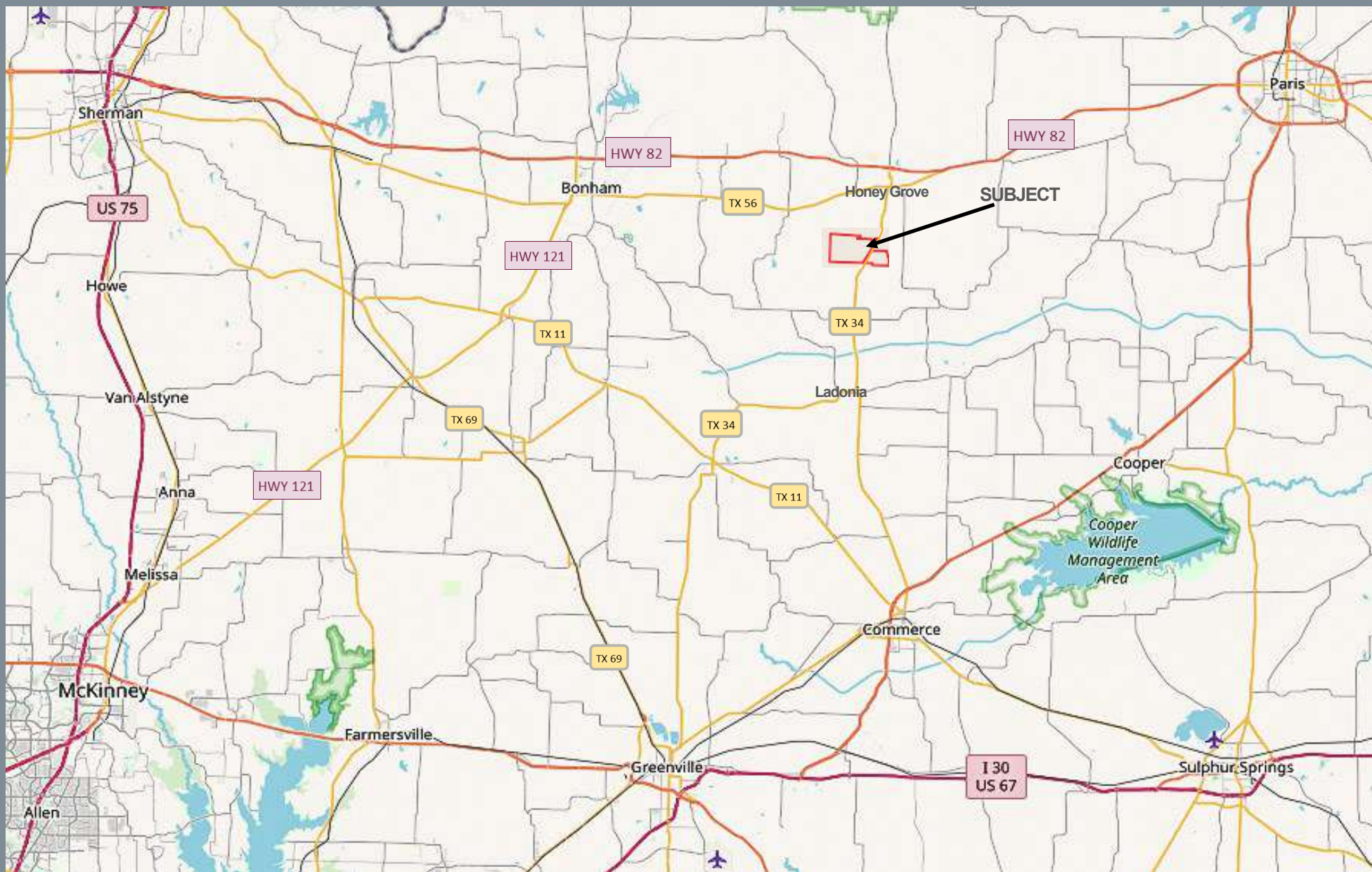
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Location Map



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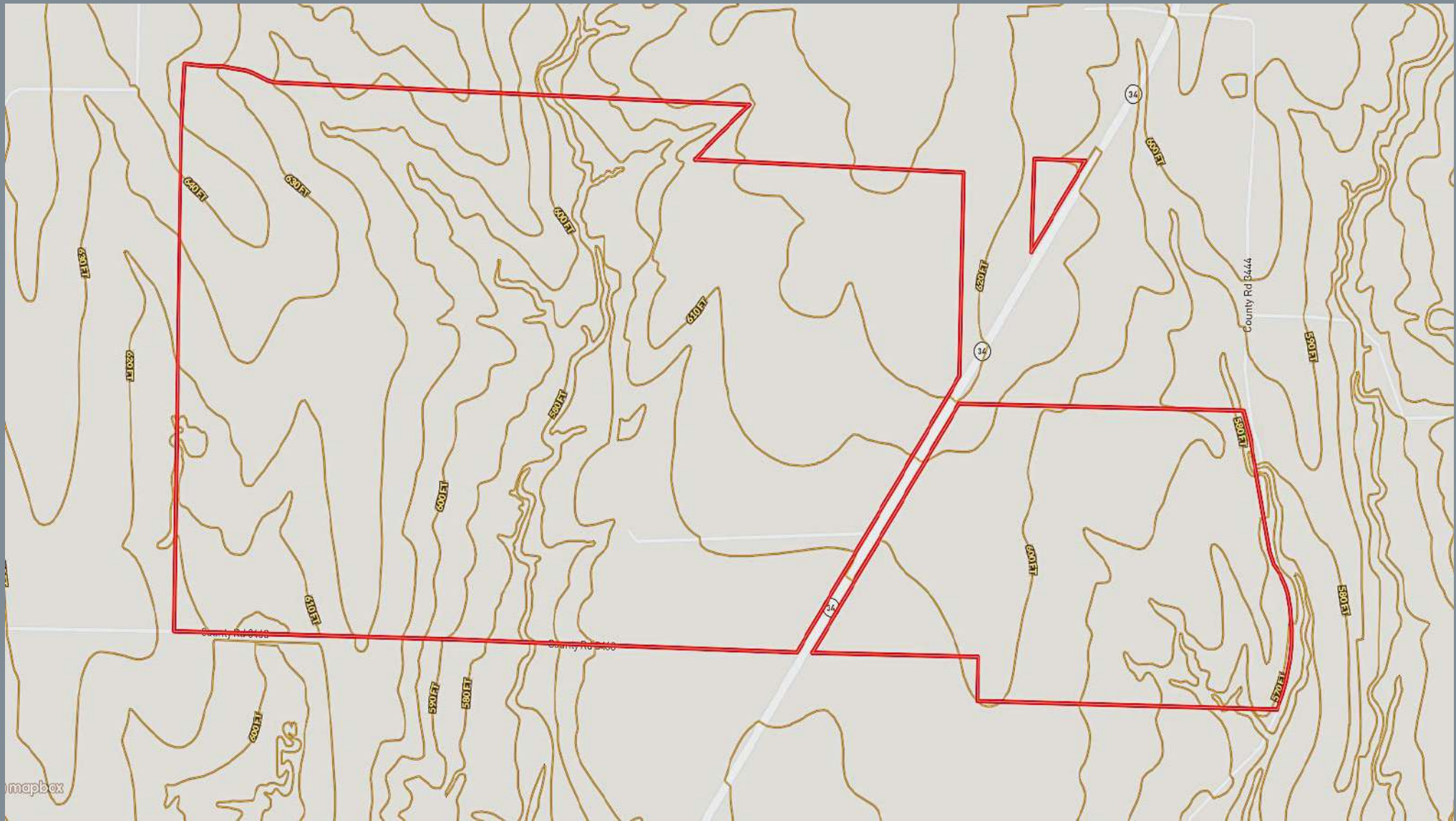
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Aerial Map



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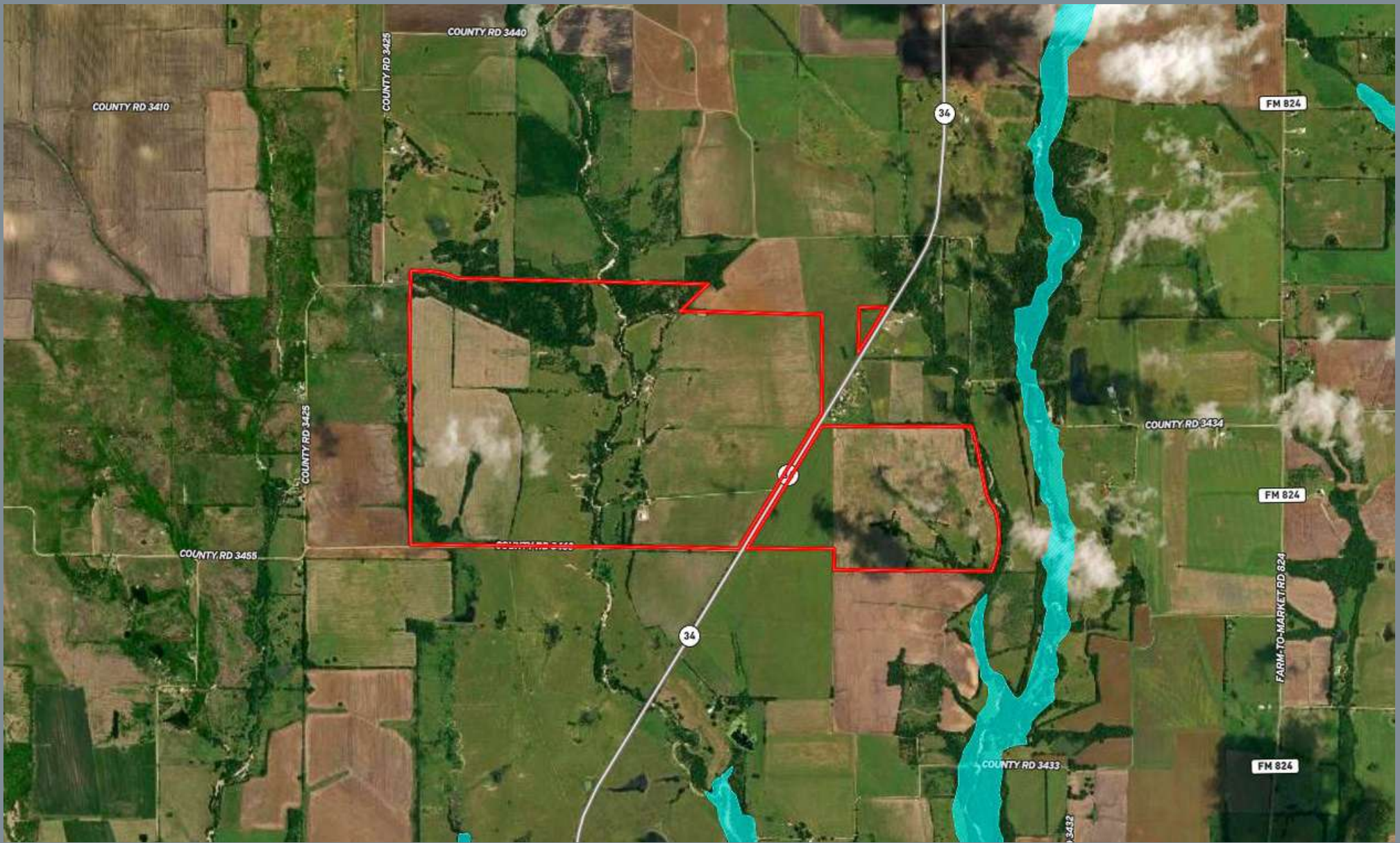
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Topographical Map



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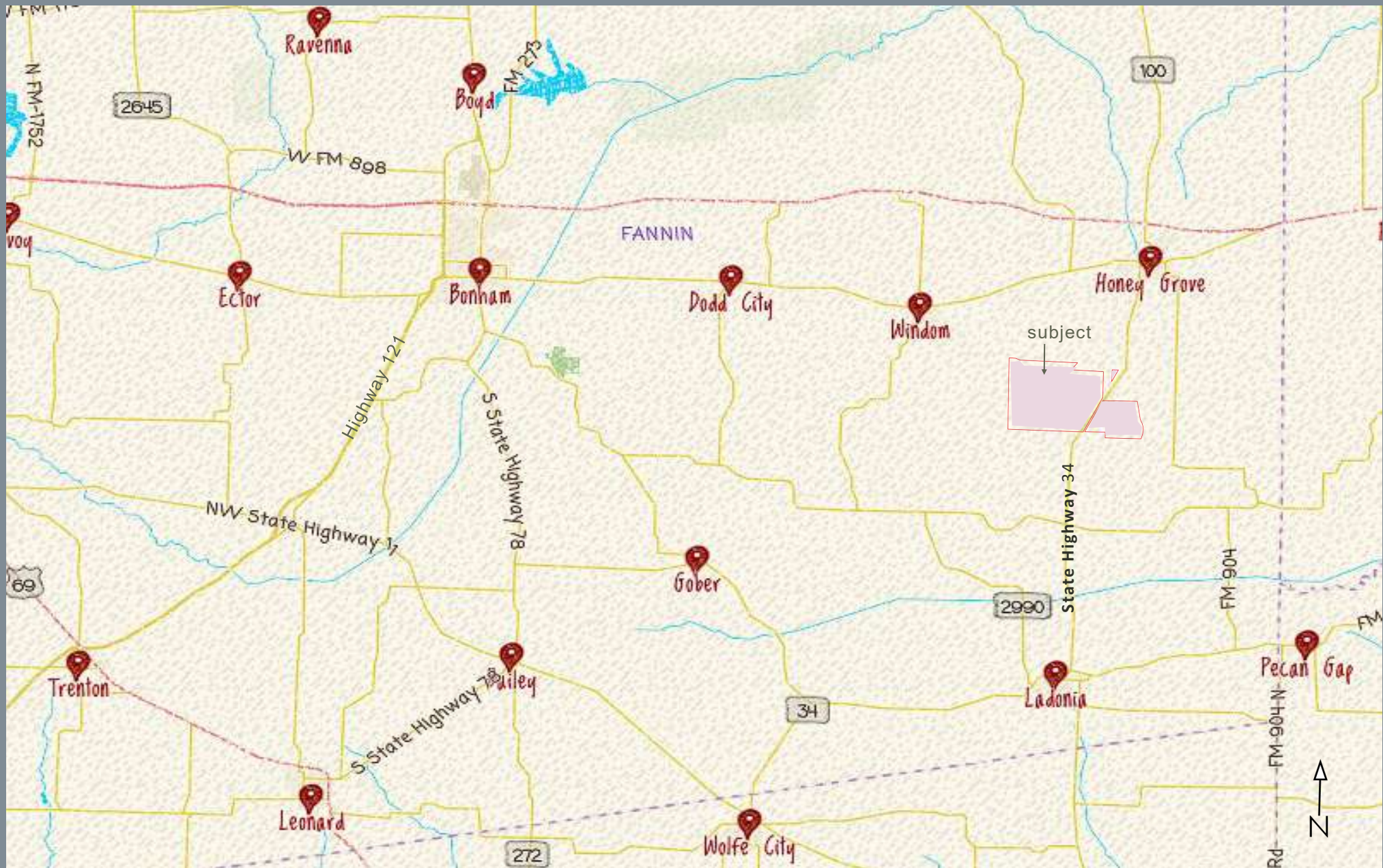
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Flood Map



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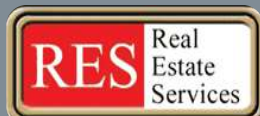
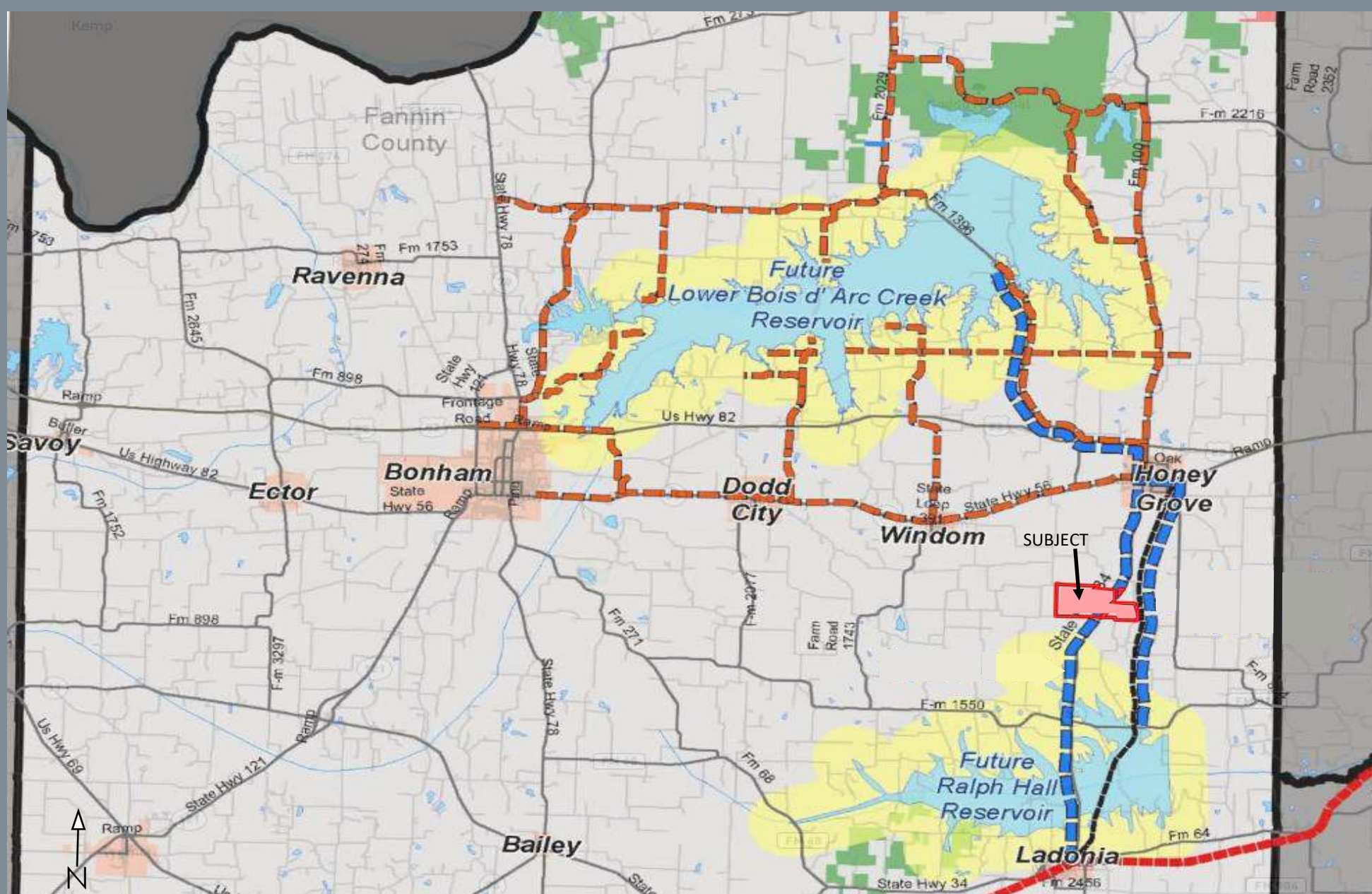
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Near-by Cities



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Future Lakes Map

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



McKissick & Associates

1833 W. Hunt Street, Ste. 102, McKinney, TX 75069
www.resmckinney.com
(972) 562-9090