



1900 Co. Rd. 470 • Princeton/Altoga, TX • 75407

160 Acres

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Property Photos

Property Information

Brokerage – Consulting – Development

Price:

160.250 acres @ \$20,000/per acre. Total price is \$3,205,000

Property Description:

160.25 acres of beautiful farm land in highly desirable Collin County just north of rapidly growing Princeton, TX. Property consists of 138 acres of improved pasture and 22 acres of cultivated land. No flood.

Location:

9100 County Road 470, Princeton, TX 75407

Driving Directions:

From U.S. 380 in Princeton, take 4th Street to the north to FM 461. Go left on 461 then right on Longneck Road (75). Take New Hope Road to the right (1827). At intersection of New Hope Road and CR 470, take 470 to the east. Property is on the right at the intersection of CR 470 and CR 500.

Size:

160.250 acres

School District:

Princeton, ISD

Mineral Rights:

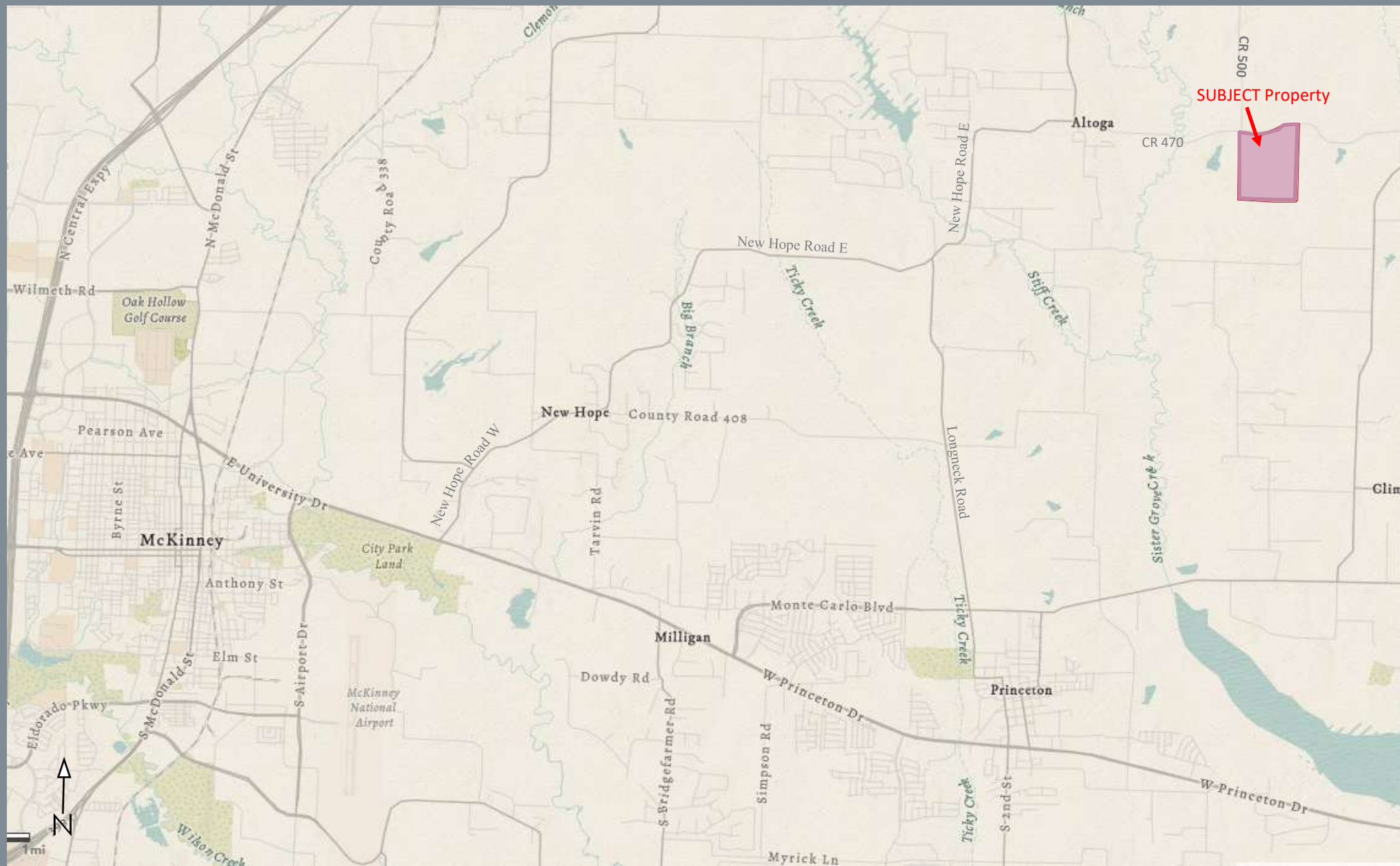
Mineral Rights are negotiable



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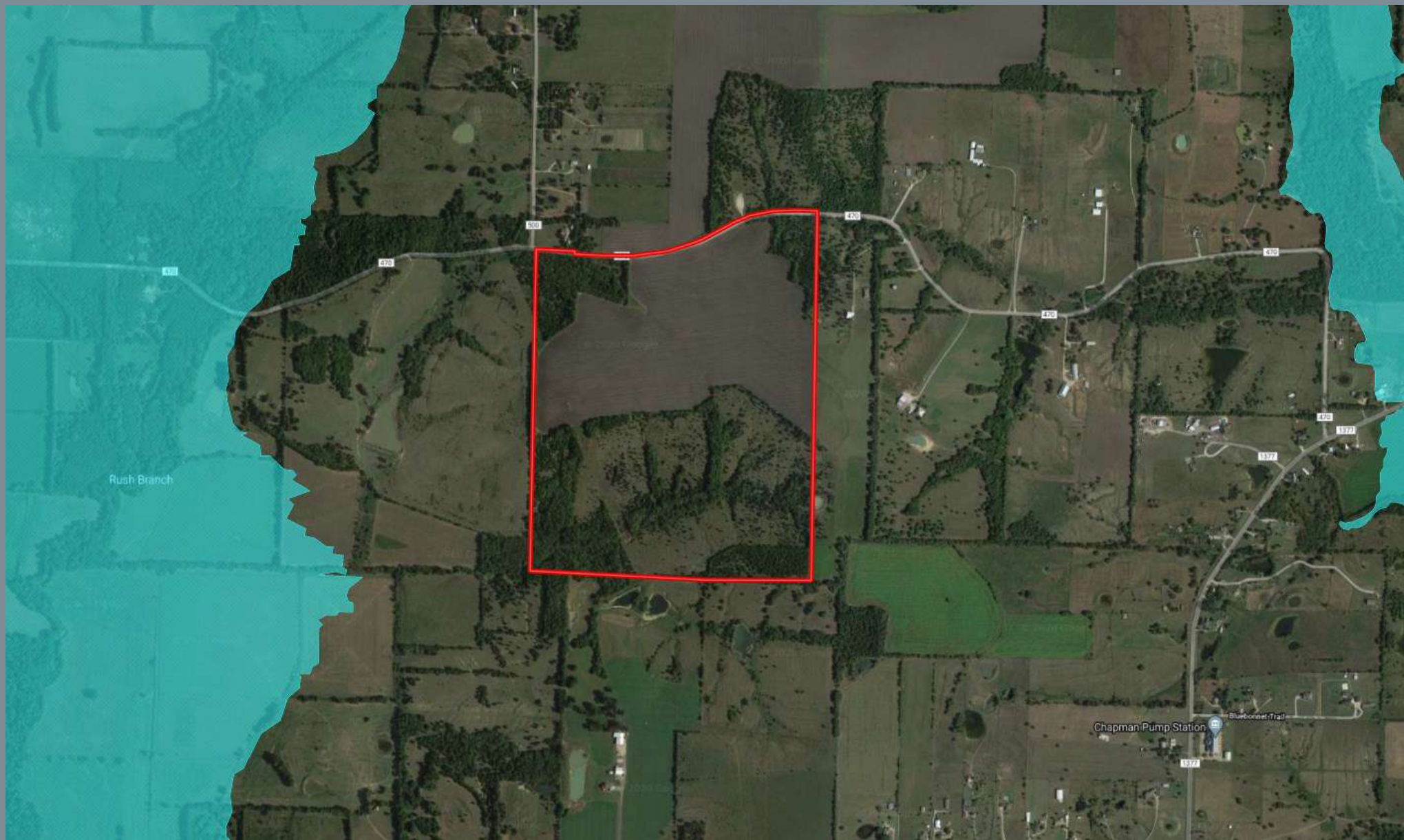
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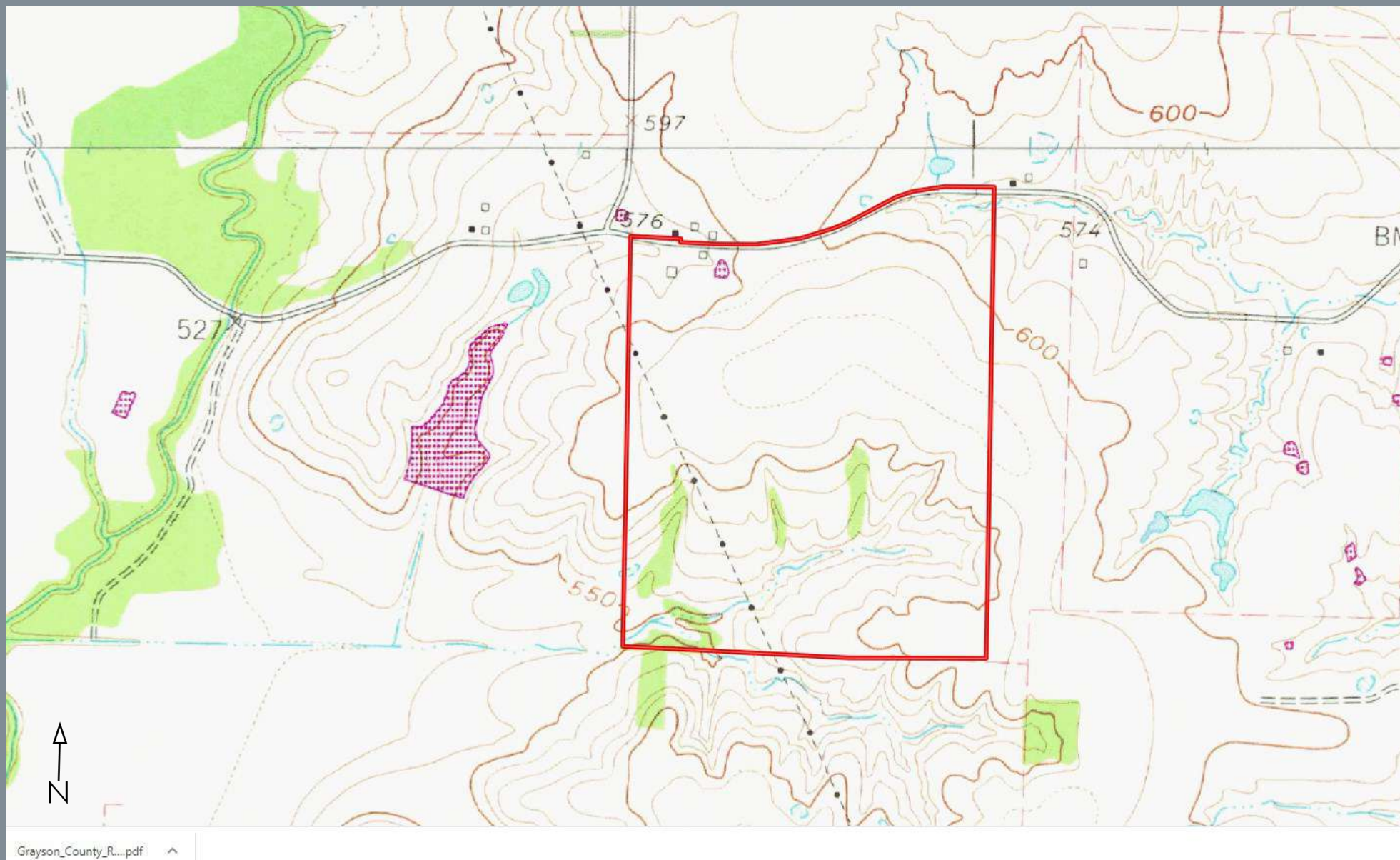
Location Map



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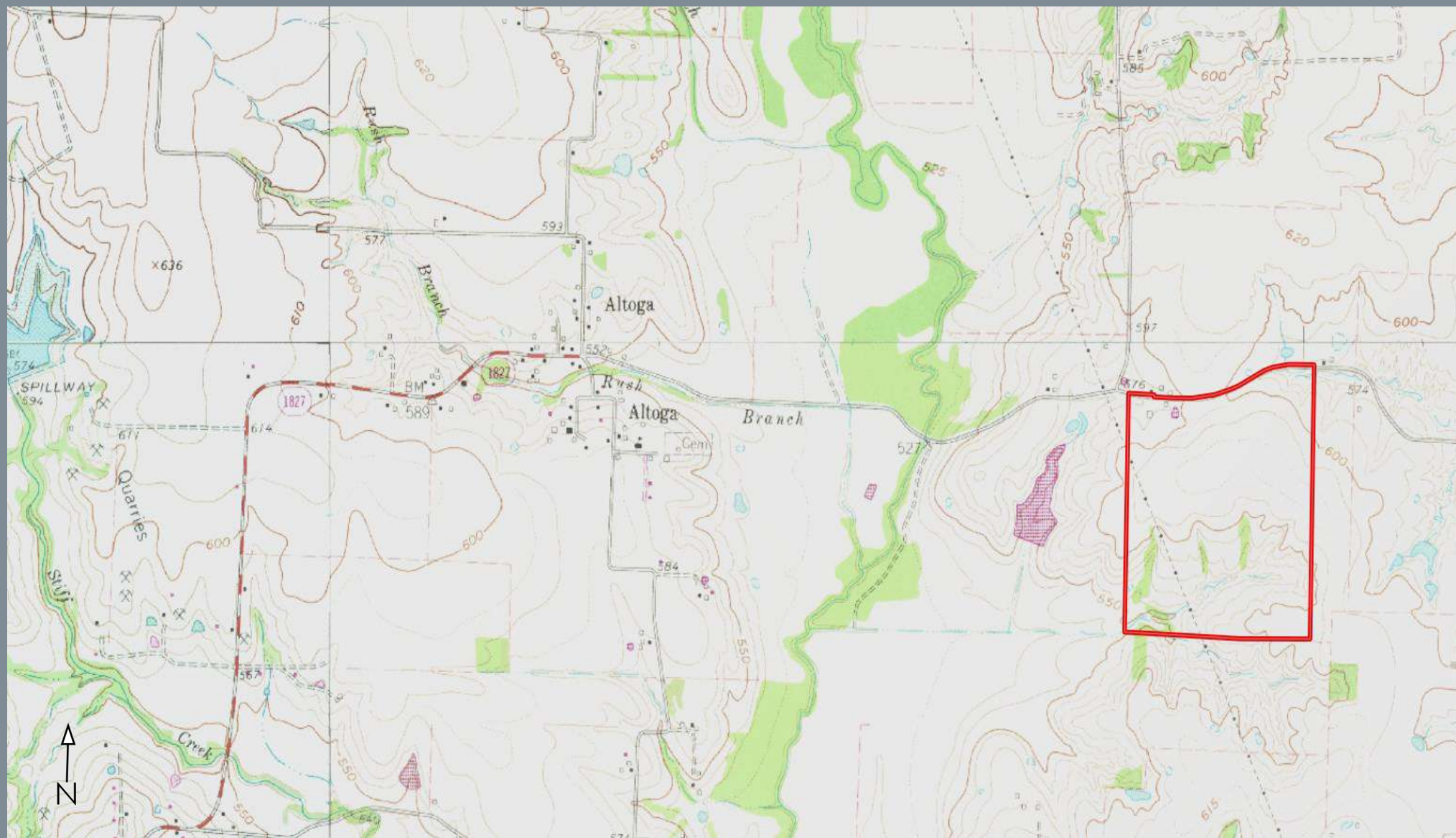
Flood Map



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Topo Map



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Topo Map

INFORMATION ABOUT BROKERAGE SERVICES

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer, Seller, Landlord or Tenant

Date

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