

An aerial photograph of a large ranch property. In the foreground, there's a large, light-colored barn with a metal roof. To its right is a smaller, white building. A dirt road winds through the property. In the center, there's a circular area that looks like a riding arena or a field. To the right, there's a large, multi-story house with a stone and wood exterior, surrounded by trees. The background is filled with lush green fields and dense trees.

**Jacobs Properties**

## COMANCHE OAR LOCK RANCH

• 312± Acres of Ranching Property •  
with 3 Houses and Spacious Equestrian Facilities  
De Leon, Comanche County, Texas

AMERICAN  
**AFR**  
FARM + RANCH

**Contact us: [info@txland.com](mailto:info@txland.com) • Tel 936-597-3301 • Fax 936-597-3313 • Visit [TXLand.com](http://TXLand.com)**



## COMANCHE OAR LOCK RANCH

Dan, Sandy and Mattie Eddleman are offering their exceptional horse property, Comanche Oar Lock Ranch, for sale. This is a premier equine training property but also offers great opportunities for the outdoorsman, farmer and rancher as well. The Shoemaker/Eddleman family has a long history of producing quality equine livestock. From humble beginnings almost one hundred years ago, Warren Shoemaker along with his grandson, Dan Eddleman, established a well known and respected blood line of horses. Today, Comanche Oar Lock Ranch serves as a training facility for the Shoemaker breed under the watchful eyes of the Eddleman family. This 312 acre ranch is conveniently located 1.5 hours from Ft. Worth, 1.5 hours from Abilene and 30 minutes to Stephenville.

**Main House:** Constructed in 1936 with 3 bedrooms, 2 baths, fireplaces in living and master bedroom, with a major refurbishing completed 6 years ago. Modern conveniences and upgrades including Quartzite counter tops, Alder cabinets, oak floors, Quartzite showers, Wolf appliances, custom wooden sink (see picture) were tastefully blended with the original rustic charm. An inviting wrap-around porch with original beaded ceiling overlooks the stone patio leading to the custom unground pool with waterfall. The original brick and stone exterior is complimented by the newly installed metal roof.





## Jacobs Properties

**Guest Quarters:** Matching the original home's exterior was a detached double car garage which has been converted to guest quarters. Interior amenities include reclaimed corrugated metal ceiling, huge wood stove, Central heat/air, 3/4 bath, bedroom, stained concrete floors, and wood accent walls. Relax on the large covered porches overlooking the Leon River bottom.

**Foreman's House:** A detached metal roofed frame cabin contains 2 bedrooms, 2 baths and small kitchen.

**Arena/Barn/Office:** The equine amenities are the highlites of this ranch. A 130X275 covered and lighted arena is convertible for roping, barrel racing and cutting uses and includes a round pen, returns and holding pens. Drop shades protect riders from the sun and wind and cedar staves provide a screen on the lower walls. A covered drive through alley connects the arena to a 650 square foot office complete with kitchen and 3/4 bath, tack room, med room and wash rack. The remaining barn area contains two large stalls and 8 small stalls divided by a concrete alley. Each stall has automatic watering and spray systems. A Cowboy bath is accessible from the exterior and has a utility room included. A large covered porch on the front of the office captures the sunsets.

**Additional Equine:** custom built hot walker, five separate horse pastures with sheds and automatic watering, 80X40 Hay barn/Equip Shed with electricity and water, 60X30 insulated metal building with over head doors, water and electricity, 48X38 slab with plumbing for bunk house.







**Water:** Over 1.25 miles of flowing Leon River provides a scenic western boundary as well as fertile bottom land. Three surface tanks provide water for livestock and game. Domestic water for the main house is supplied by the Leon River Water Supply. Additional improvements are supplied from one domestic water well and there are 6 irrigation wells located on the property.

**Game:** Hunting opportunities are excellent for the abundant white tail deer, turkey, dove and hogs. Fish are stocked in the tanks and the Leon River holds native fish in the deeper pools.

**Appointments Are Required With a Minimum of 48 Hours Notice.** Call Mel for an appointment, 940-659-8042. Buyers broker/agent must be identified on first contact and must accompany buyer prospect on first showing and all subsequent showings to be allowed full fee participation. If this condition is not met, fee participation will be at sole discretion of Mel Simonton, broker associate, Jacobs Properties.

**Offered at \$2,950,000**

*Directions to property:*

From Highway 6 turn south towards Comyn  
then right on CR 442





# COMANCHE OAK LOCK RANCH



Jacobs Properties





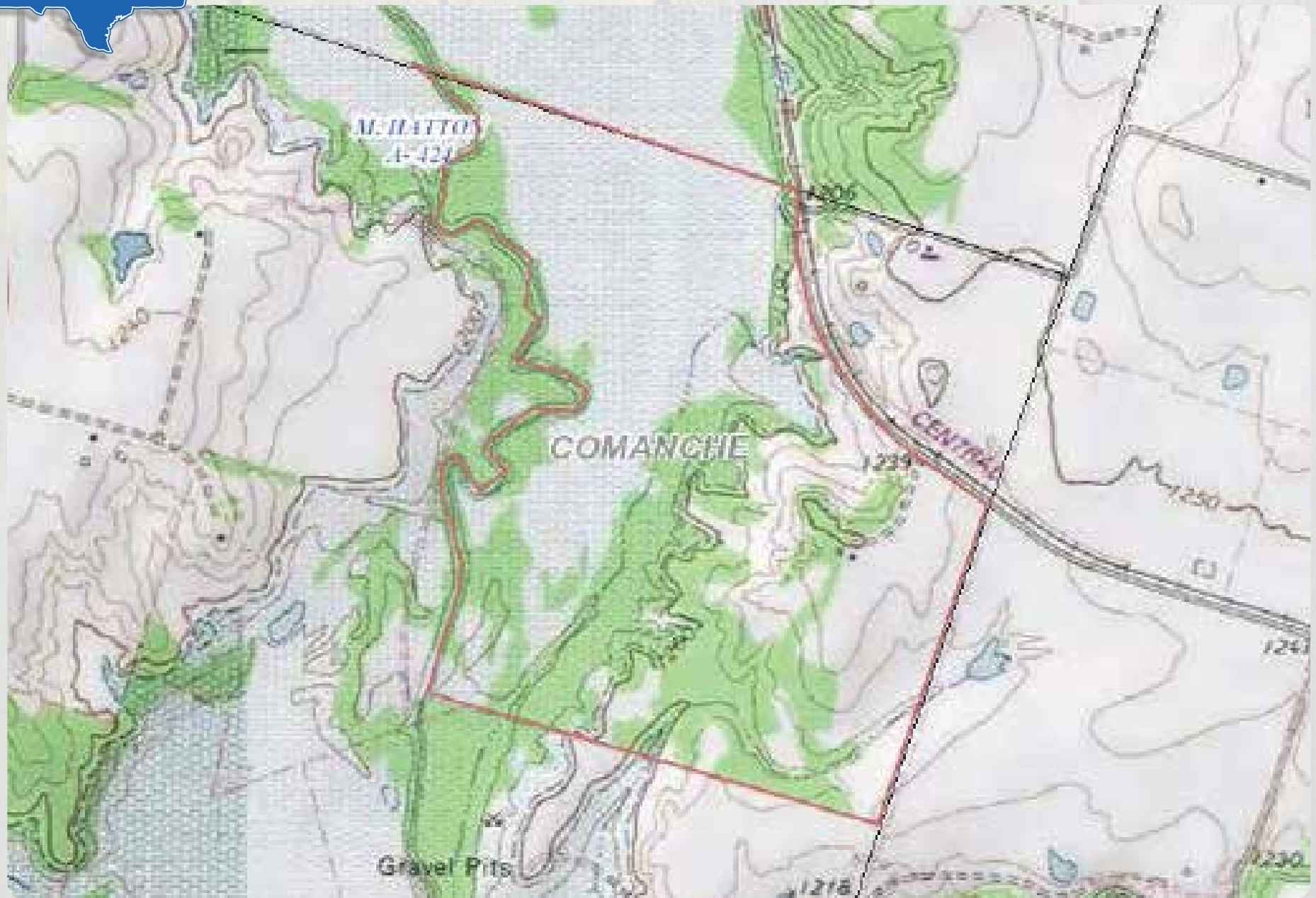


# COMANCHE OAK LOCK RANCH ARIAL MAP





# COMANCHE OAK LOCK RANCH TOPOGRAPHY MAP







**Jacobs Properties**

**LAND • LIFESTYLE • LEGACY**

AMERICAN  
**AFR**  
FARM + RANCH

**Contact us: [info@txland.com](mailto:info@txland.com) • Tel 936-597-3301 • Fax 936-597-3313 • Visit [TXLand.com](http://TXLand.com)**





# 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.

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
<b>Larry Jacobs</b> Sales Agent/Associate's Name	License No.	<b><a href="mailto:larry@txland.com">larry@txland.com</a></b> Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------

**Regulated by the Texas Real Estate Commission**

TAR 2501