



★ **HONEY CREEK RANCH - TRACT 14** ★

Recreational Retreat with Hunting Ground

Hico, Hamilton County, Texas • 10.01± Acres • \$141,400



The Honey Creek Ranch

Lot 14 in this gated recreational development has what you are seeking a hilltop location with outstanding views, a seasonal creek and mature hardwoods throughout the property. This handsome hard to find offering is 10.1 acres, sits at the end of a cul-de-sac and has several outstanding homesites. This development has light restrictions that will ensure the property values for years to come. Whitetail deer, Rio Grande turkey and various birds and small game are prevalent on the Honey. In an historic Hico which is less than 10 minutes away there is the renovated Midland Hotel which dates back to 1896, numerous very good restaurants, a gun store and an old-fashioned ice cream parlor. This quaint town has unique boutique shops, antique shopping and also boasts of having its own chocolate factory Wiseman House Chocolates. Hico is home to several annual events including an invitational steak cookoff and an art festival. The Dallas-Fort Worth Metroplex is within an easy two-hour driving distance making it readily accessible for a family gathering destination, a weekend getaway or just sneaking out for a morning/afternoon getaway in the country. Electricity will be available early fall and the buyer will need to dig a water well if desired.

Directions: From Hico head south on 281 approximately 1 mile turn left on CR 3209. Go approximately 1/2 mile and turn right on CR 3208 and continue down approximately 2 miles. There will be a red and yellow farmhouse on the right of the road and the Honey Creek Ranch gate will be down on the left-hand side approximately 200 yards.

Contact Listing Agent **Jeff Young** for details at **817-313-8060**.











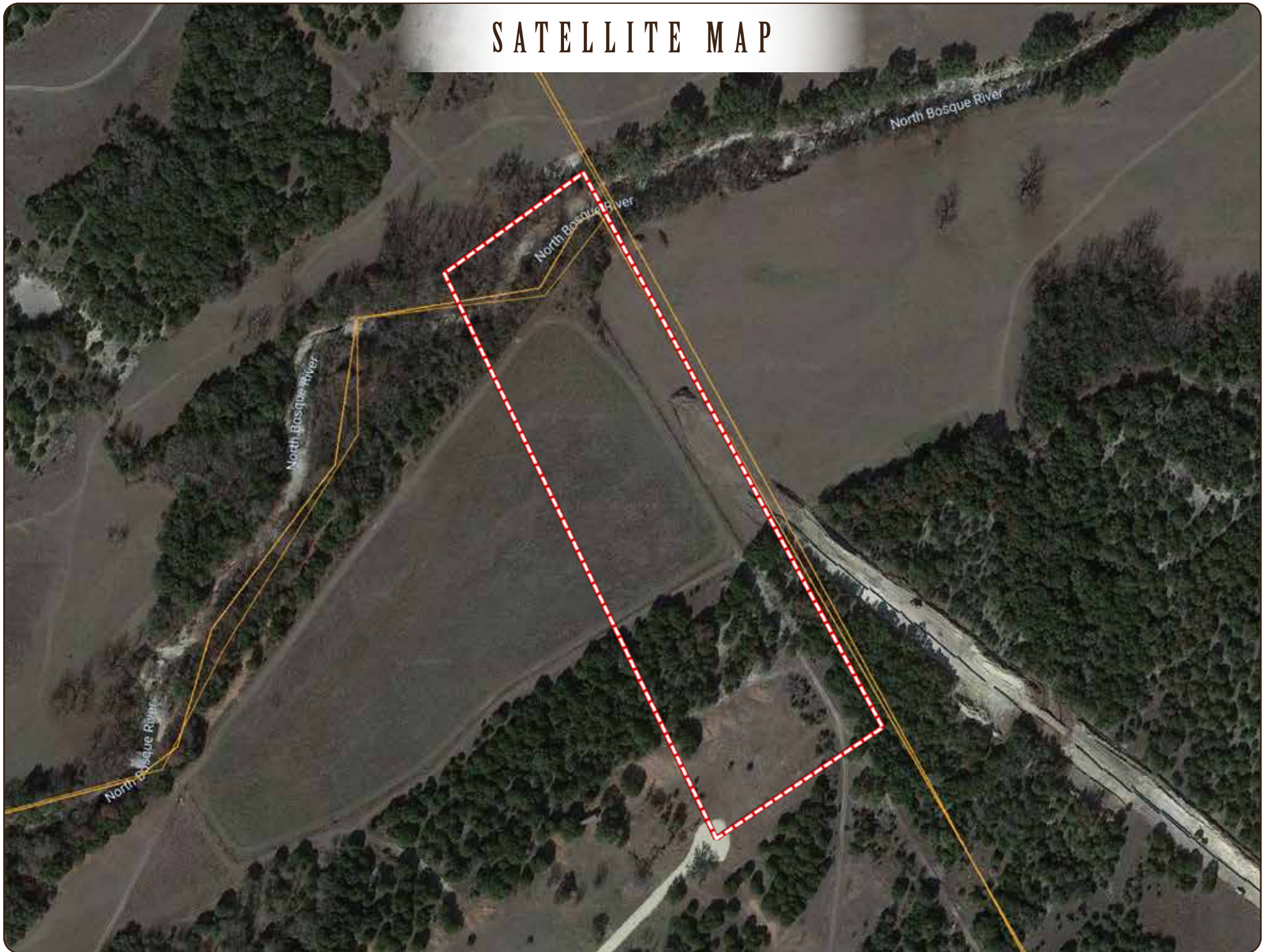


HONEY CREEK
RANCH

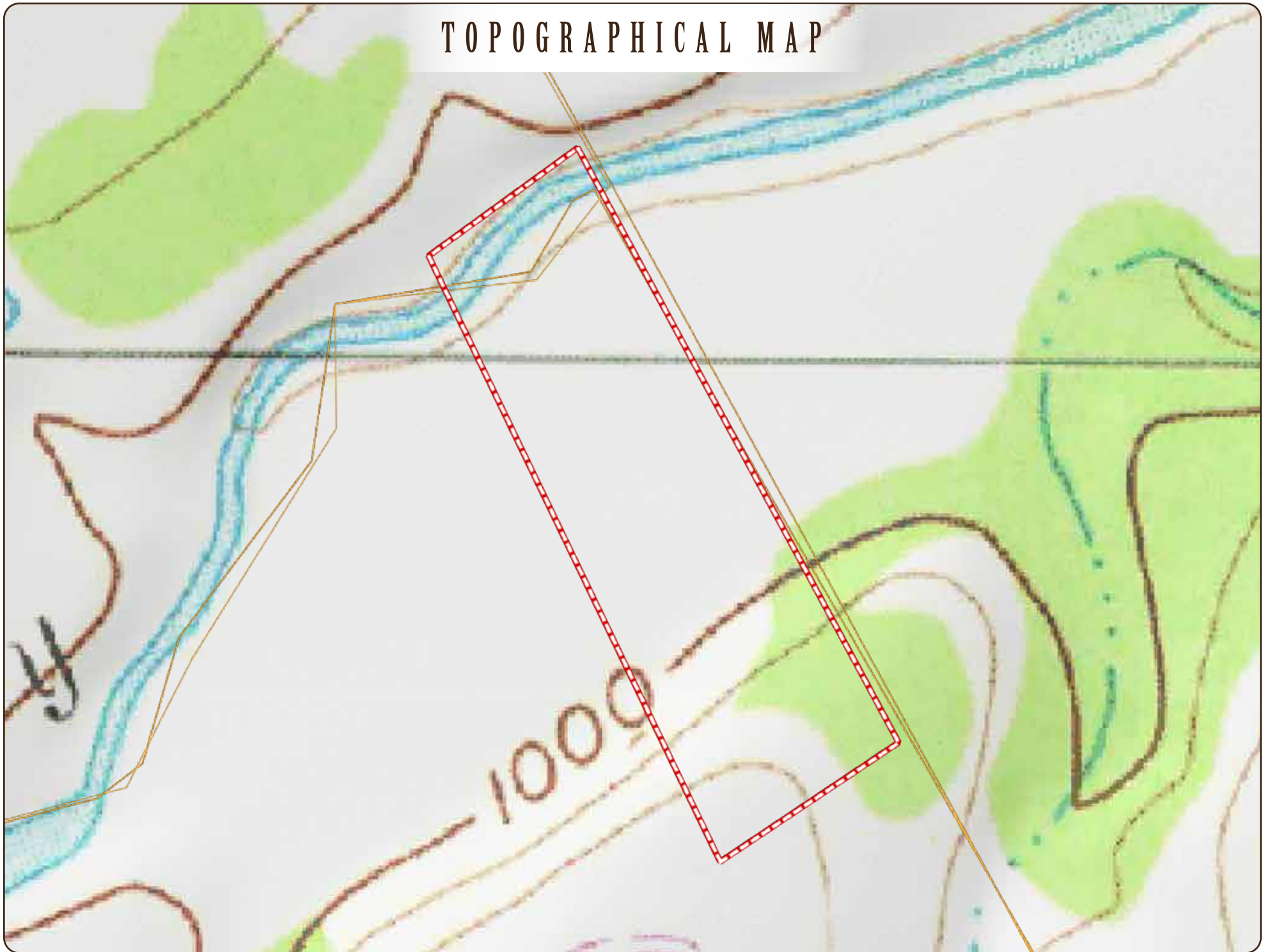
PLAT MAP



SATELLITE MAP



TOPOGRAPHICAL MAP



Hico

5TH ST

6

6

M 219

Olin

sunshine

**Honey Creek Ranch
Hamilton County, Texas**

The following are restrictions affecting the above described real property and will be included in the deed of conveyance and shall be deemed covenants running with the land, together with:

1. There shall be no mobile homes installed on the property. Cabins and Barndominiums are allowed.
2. All perimeter fences erected on any tract shall be of new material and erected in accordance with professional fence building standards regarding quality and appearance.
3. Except for placement of entryways and gates, fences, roadways, wells, well houses, and septic systems, nothing shall be stored, placed or erected on any tract nearer than 50 feet from any boundary line of such tract, with the exception of the front property boundary at the road, which will have a 20 foot setback.
4. Livestock are allowed. There shall be no commercial livestock feeding operation conducted on the property.
5. Abandoned or inoperative equipment, vehicles or junk shall not be permitted on any tract. Property owners are to keep their respective tract of land clean and neat in appearance and free of litter at all times.
6. Any owner or owners may enforce the restrictions.
7. Pig farms and/or chicken houses are not allowed on the property.
8. No portion of the Property may be used as a dumping ground or landfill.
9. Owners are responsible for maintaining any high fence on the property existing at the time of purchase. Any owner who cuts openings in said high fence must replace with a high fence gate or high fence material similar to the fence existing at the time of purchase.

Tract Number and Legal Description

2.14



Signature

10/30/19

Date



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.

Texas Ranch Brokers, LLC	90033375	info@txranchbrokers.com	(512)756-7718
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Designated Broker of Firm Michael Wallace Bacon	License No. 273134	Email mike@txranchbrokers.com	Phone (512)940-8800
Licensed Supervisor of Sales Agent/ Associate Drew Colvin	License No. 202616	Email drew@txranchbrokers.com	Phone (512)755-2078
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

TXR-2501

Texas Ranch Brokers LLC, P.O. Box 1338 Barnett, TX 78611

Mike Bacon Drew Colvin

Information available at www.trec.texas.gov

IABS 1-0 Date

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INFO ON



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Disclosures: <https://tinyurl.com/y4mbr8kt> & <https://tinyurl.com/y6qo4o5w>