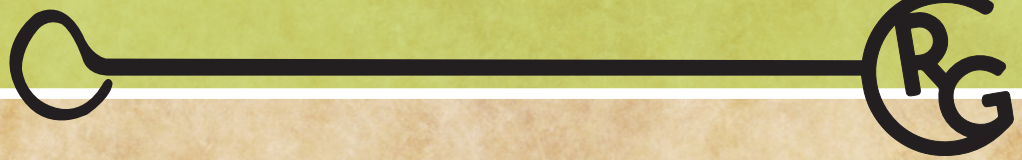




# FARM AND RANCH

CATTLE & WORKING • CUTTING & EQUESTRIAN FACILITIES  
HUNTING & RECREATIONAL • INVESTMENT  
HIGH GAME • LARGE ACREAGE



**PERFECT WEEKEND GETAWAY WITH TONS OF WILDLIFE**  
**3218 CR 264 - RICHLAND SPRINGS**



**\$419,000**

- CUSTOM BARNDOMINIUM
- TONS OF WILDLIFE
- STOCKED POND WITH BASS AND CATFISH
- GREAT ENTERTAINING AREA
- BEAUTIFUL PATIO TO ENJOY OUTDOORS
- 1 HOUR FROM FREDERICKSBURG

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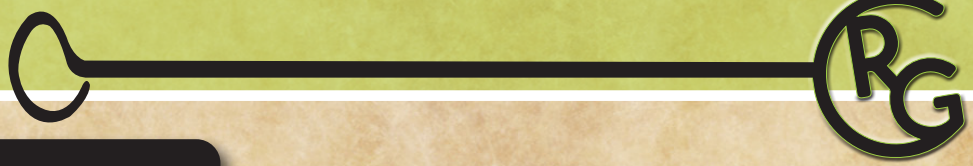
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## PROPERTY INFORMATION

**Property Information:** Here's a beautiful barndominium on 25.21 acres in Richland Springs, Tx. Main floor of the home has the main kitchen and living space. Kitchen has custom cabinets, granite counters and a Thermador gas range. Just off the living area is the master bedroom with private master bath. Outside in the workshop area you will find another kitchen area for entertaining and a full bath. Upstairs would make a great VRBO with 3 more bedrooms, full bath and an office space!! Enjoy your evenings watching wildlife under the covered porch! Stocked fishing pond with bass and catfish. This place has so much to offer! Whether you're wanting a weekend getaway or a place to call home, come take a look! About 1 hr from Fredericksburg.

**Location:** GPS should be correct. Sign at gate of property. From FM 45 you will head west on FM 2997. Turn up CR 264 and follow the road. Property will be on your right.

**House Features:** Beautiful Patio Area, Private Master Suite, Entertaining area in Workshop and Private Guest Quarters.

**Land Size:** 25.210 Acres

**Fencing:** Net wire

**Road Frontage:** County Road 264 - Gravel Road

**Subdivide:** No

**Terrain:** Flat

**House SF Bed/Baths:** 2240 sf ft - 4 Bed

**Vegetation:** Native grass

**Terms/Availability:** Negotiable

**Wildlife/Hunting:** Deer and other wildlife

**Year Build:** 2004

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## PROPERTY PHOTOS



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## PROPERTY PHOTOS



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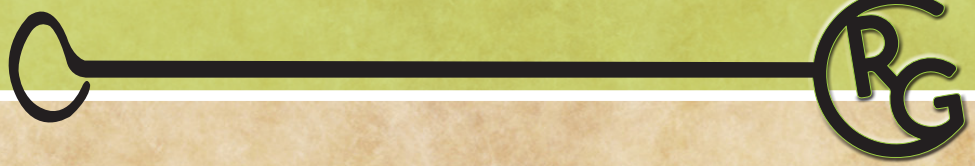
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**AERIAL**



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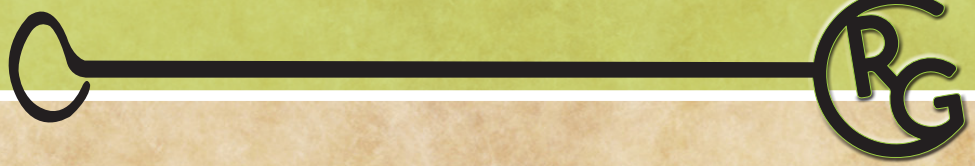
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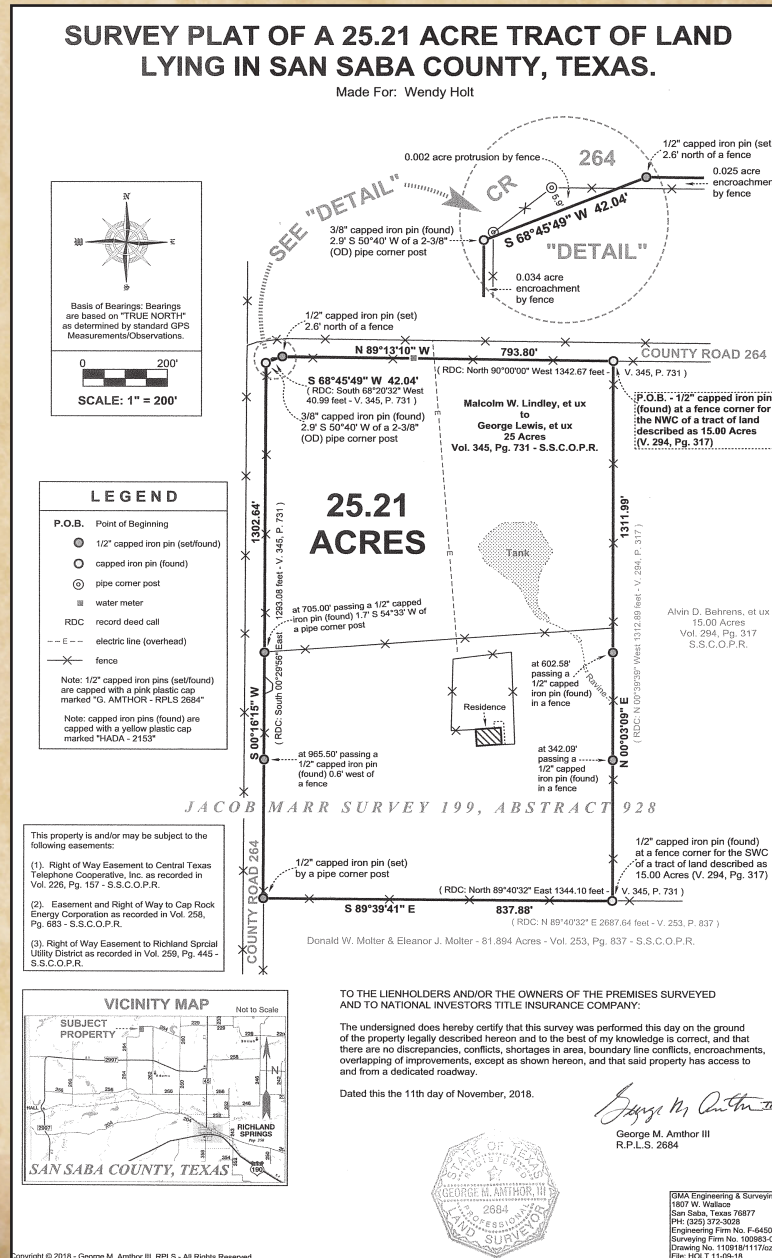


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## SURVEY



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## 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.

<u>Clark Real Estate Group</u>	<u>0590750</u>	<u>tim@clarkreg.com</u>	<u>(817)458-0402</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Clark Real Estate Group</u>	<u>590750</u>	<u>tim@clarkreg.com</u>	<u>(817)458-0402</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817)578-0609</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Lani Rust</u>	<u>694277</u>	<u>lani@clarkreg.com</u>	<u>(817)454-6676</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date