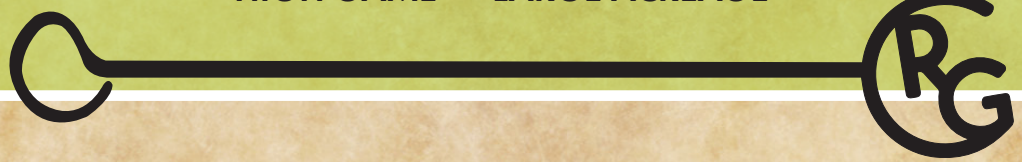




FARM AND RANCH

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



LEGACY RANCH

715 DE LA CRUZ ST.



\$3,640,000

- 130 ACRES
- WILLOW CREEK + MASSIVE OAKS
- HEART OF WEATHERFORD
- OPEN GRAZING + WILDLIFE
- FARMHOUSE + HAY BARN
- EXCELLENT FOR DEVELOPMENT

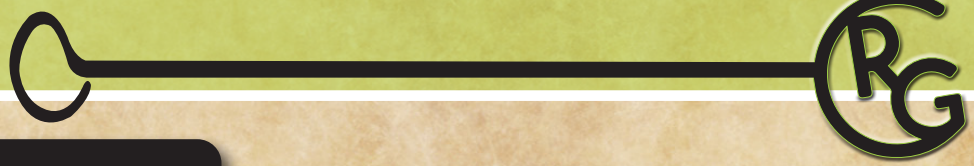
JOHN MCGUIRE | 817.597.8776 | JOHN@CLARKREG.COM

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PROPERTY INFORMATION

Property Information: Incredible Acreage right in the Heart of WEATHERFORD TEXAS. 130 + - LEGACY RANCH !!!!! Just North of Hwy 180 (FTW Hwy), 1.5 miles from Weatherford town square and 2 miles from Hudson Oaks. Super lush, open, private and ready to make it your dream ranch, plenty of water and open grazing for cattle. Wildlife too !!!! Land comes with farm house, hay barn, & a couple of other solid structures. MASSIVE OAK TREES, BIG ELAVATION changes and Willow Creek running clean, blue water through the property. Signs of wildlife are everywhere and lots of deer call this oasis their home. The development possibilities are excellent as well with residential neighborhoods all around.

Location: From Weatherford town square, take Hwy 180 (FTW Hwy) East turn North onto Jack Borden Way (N. Denton St.), then left (East) onto Jameson St, which turns into Dicey Rd. Turn left (North) onto De La Cruz. Follow De La Cruz to the split and keep left. Property is on the left at dead end.

Land Size: 130 acres

Wildlife/Hunting: Mixture, Deer

Utilities: Electric

Soils: Sandy Loam

Minerals: Excludes Minerals

Fencing: Cross Fenced, Barbed Wire

Terrain: Cleared, Hilly

Subdivide: No

Rainfall: n/a

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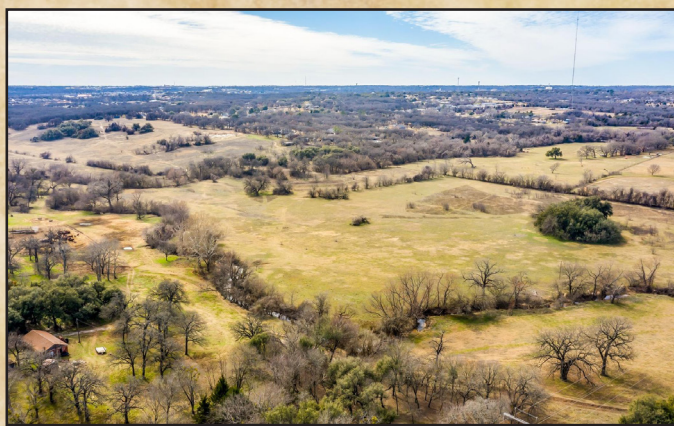


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PROPERTY PHOTOS



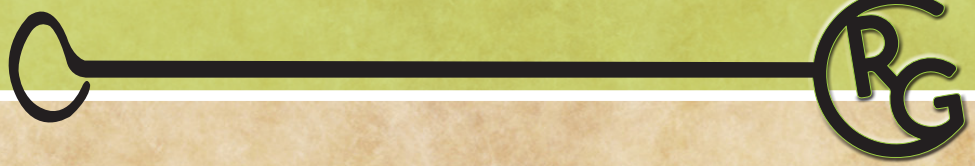
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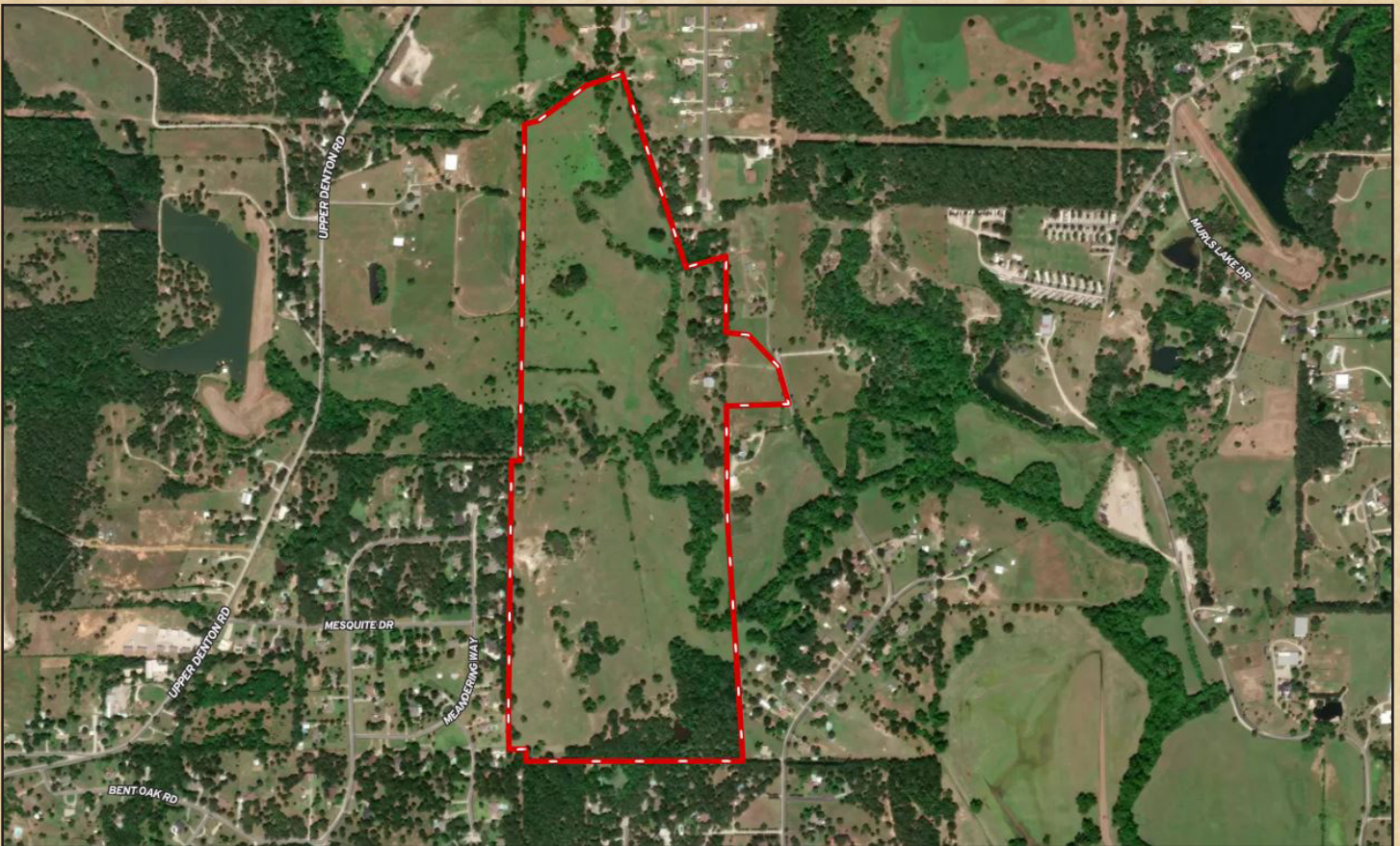


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AERIAL



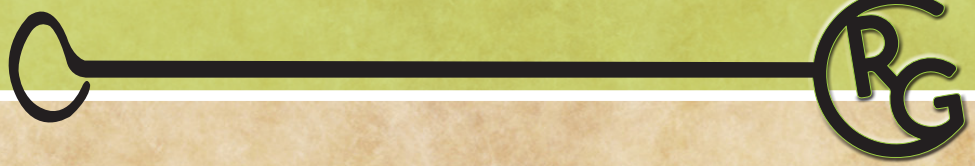
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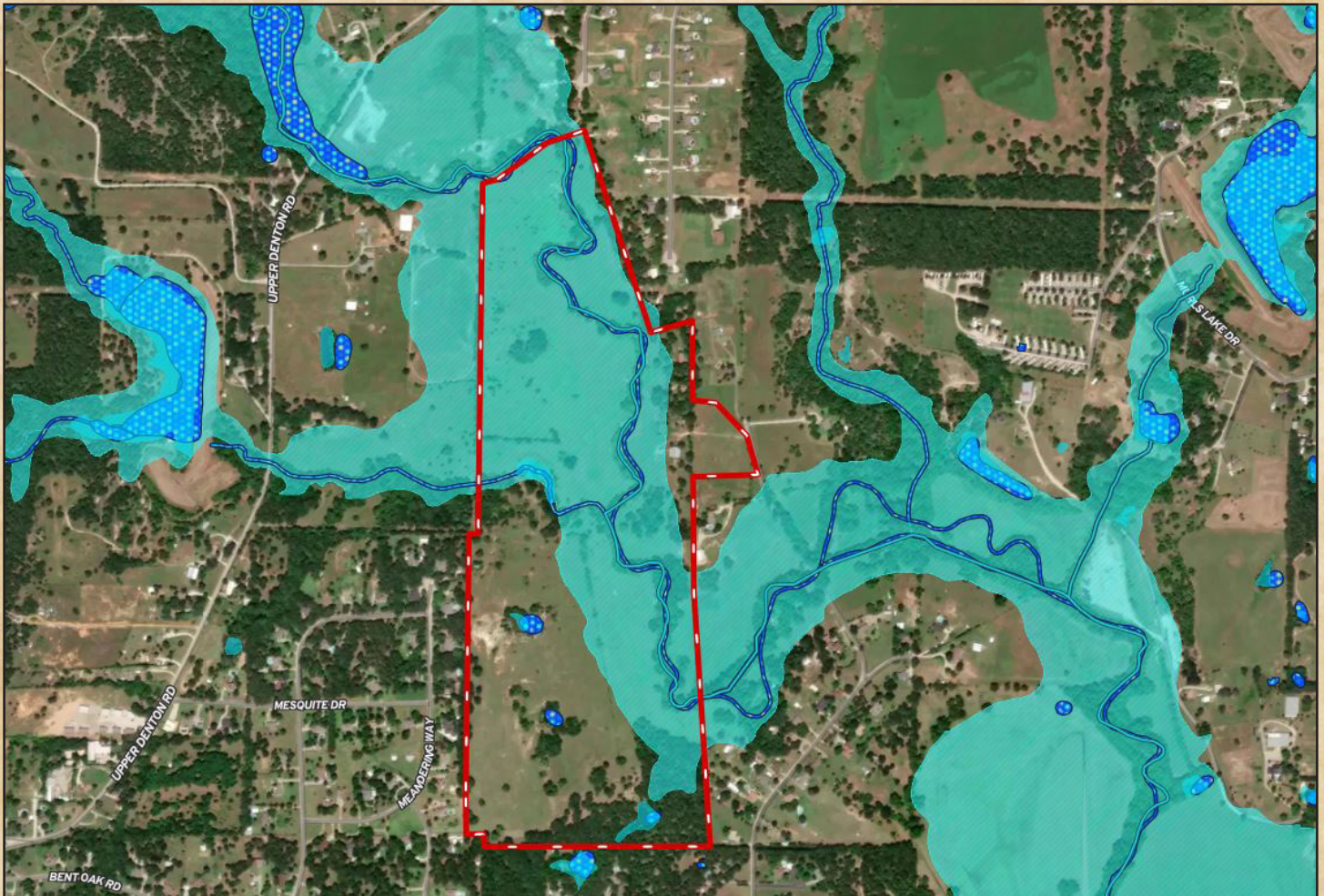


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FLOOD PLAIN



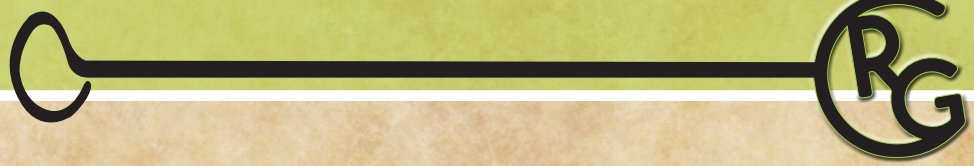
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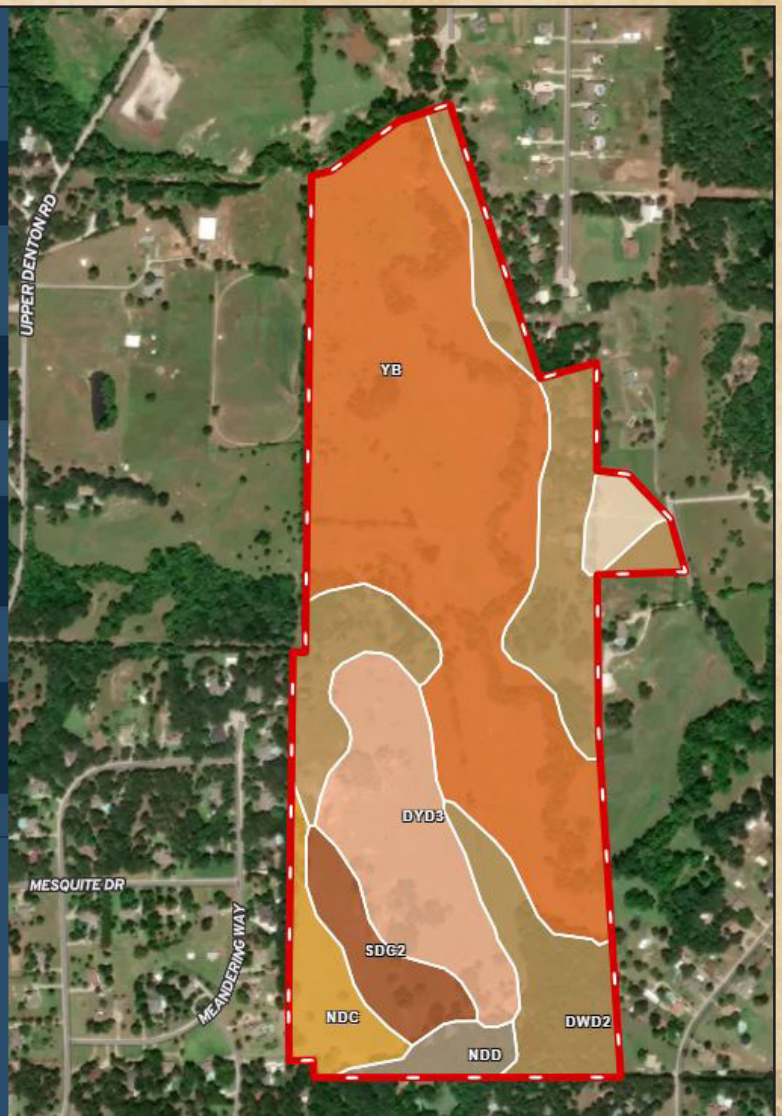
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SOIL REPORT

Boundary  135.4 ac				
CODE	DESCRIPTION	ACRES	%	CAP ⓘ
DwD2	Duffau-Weatherford complex, 3 to 8 percent slopes	33.56	24.8%	4e ⓘ
Yb	Santo and Bunyan soils, 0 to 1 percent slopes, frequently flooded	64.56	47.7%	5w ⓘ
DmC	Duffau and Weatherford soils, 1 to 5 percent slopes	2.61	1.9%	4e ⓘ
NdC	Nimrod fine sand, 0 to 5 percent slopes	6.82	5%	3e ⓘ
SdC2	Selden loamy fine sand, 1 to 5 percent slopes, moderately eroded	6.55	4.8%	4e ⓘ
NdD	Nimrod fine sand, 5 to 8 percent slopes	3.16	2.3%	4e ⓘ
DyD3	Duffau and Keeter soils, 2 to 7 percent slopes, moderately and severely eroded	18.14	13.4%	4e ⓘ
Totals	135.4 Ac	4.4 Cap. Average		



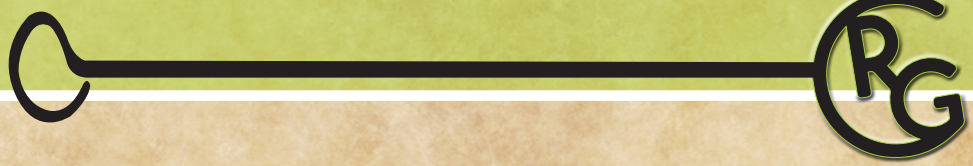
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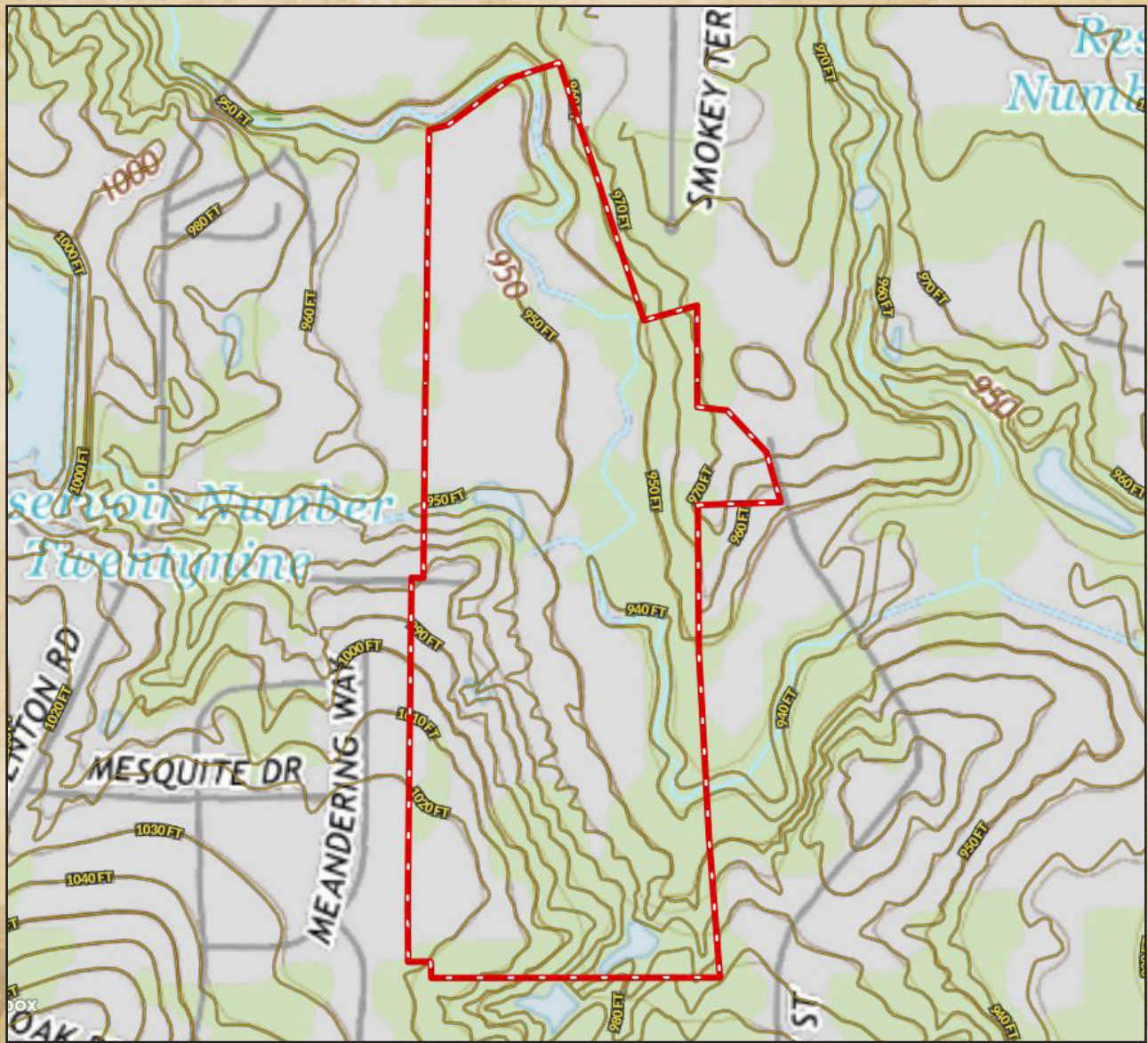


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TOPOGRAPHY



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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.

<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>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</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>John McGuire</u>	<u>0668028</u>	<u>john@clarkreg.com</u>	<u>(817) 597-8776</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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