



FARM AND RANCH

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



COWBOY'S PARADISE

349 YOUNG BEND RD, BROCK, TX



\$1,350,000

- 9.57 ACRES
- 4,341 SF - 5 BED / 3.1 BATH
- 8 STALL BARN + QUARTERS
- COVERED ARENA
- 2 TANKS 2 WELLS
- CROSS FENCED / POOL

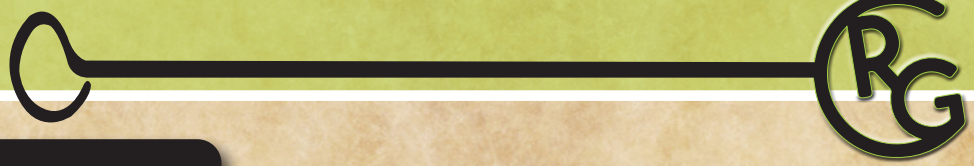
JOHN MCGUIRE | 817.597.8776 | JOHN@CLARKREG.COM

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



FARM AND RANCH

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



PROPERTY INFORMATION

Property Information: A COWBOYS PARADISE with ALL THE THINGS!!! BROCK AMERICA!! Compact Ranch that real packs a PUNCH !! BIG BARN with arena, office, tack, shop, apartment, stalls, storage, etc. all maintained and well built. Property is fenced and cross fenced. Loafing Sheds and water in all pastures. Plenty of room for your friends. 2 stock tanks, 2 Water Wells, and beautiful trees and views. Amazing Farmhouse with some flare!! Big , Nice, Open!!! Incredible pool and fishing pond directly behind the house. This place is so COOL!!! 8 Big stalls 90 X130 Covered. BROCK ISD! Buyer's agent should verify all information. 7+ adjacent acres available with separate agreement.

Location: From Weatherford travel West on I-20. Exit South to FM 1189. Follow FM 1189 through Brock, then turn left (West) onto Young Bend Rd. Property is on the left

Land Size: 9.578 acres

House SF: 4,341 SF

Utilities: 2 Well / Septic & Electric

Bed/Baths: 5 Bed, 3.1 Bath, 1 living
1 dining, 4 carport

Minerals: n/a

Year build: 2002

Terrain: Even, Landscaped, Mature Trees, Pastures

House Features: Modern farmhouse,
pool/spa, open concept, Brock ISD

Rainfall: n/a

Soils: Sandy Loam

Terms/Availability: Negotiable / close
& Funding

Fencing: Pipe, Cross Fenced

Subdivide: No

Option: 7+ adjacent acres available
with separate agreement.

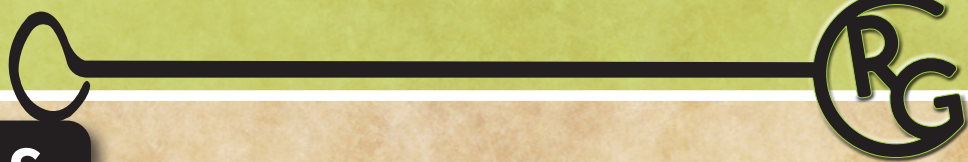
JOHN McGUIRE | 817.597.8776 | JOHN@CLARKREG.COM

The information contained herein was obtained from sources believed reliable: however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



FARM AND RANCH

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



PROPERTY PHOTOS



JOHN McGUIRE | 817.597.8776 | JOHN@CLARKREG.COM

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



FARM AND RANCH

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



PROPERTY PHOTOS



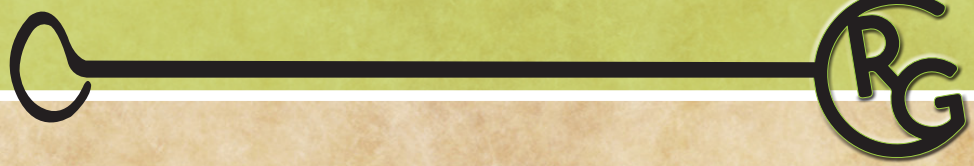
JOHN McGUIRE | 817.597.8776 | JOHN@CLARKREG.COM

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



FARM AND RANCH

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



AERIAL



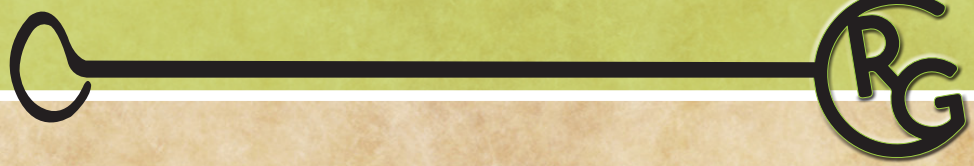
JOHN McGUIRE | 817.597.8776 | JOHN@CLARKREG.COM

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.











FARM AND RANCH

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



SOILS REPORT

Boundary  9.4 ac				
CODE	DESCRIPTION	ACRES	%	CAP 
 TrC2	Truce fine sandy loam, 1 to 5 percent slopes, eroded	6.84	72.4%	3e 
 WvD3	Windthorst fine sandy loam, 1 to 8 percent slopes, severely eroded	0.51	5.4%	4e 
 MfB	May fine sandy loam, 1 to 3 percent slopes	2.09	22.2%	2e 
Totals		9.4 Ac	2.8 Cap. Average	



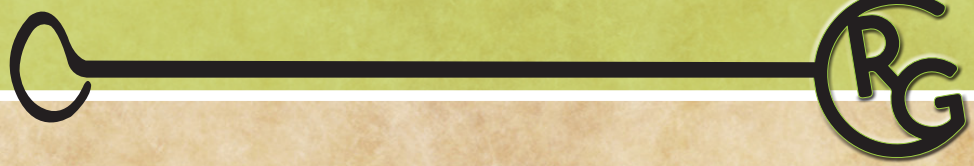
JOHN McGUIRE | 817.597.8776 | JOHN@CLARKREG.COM

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

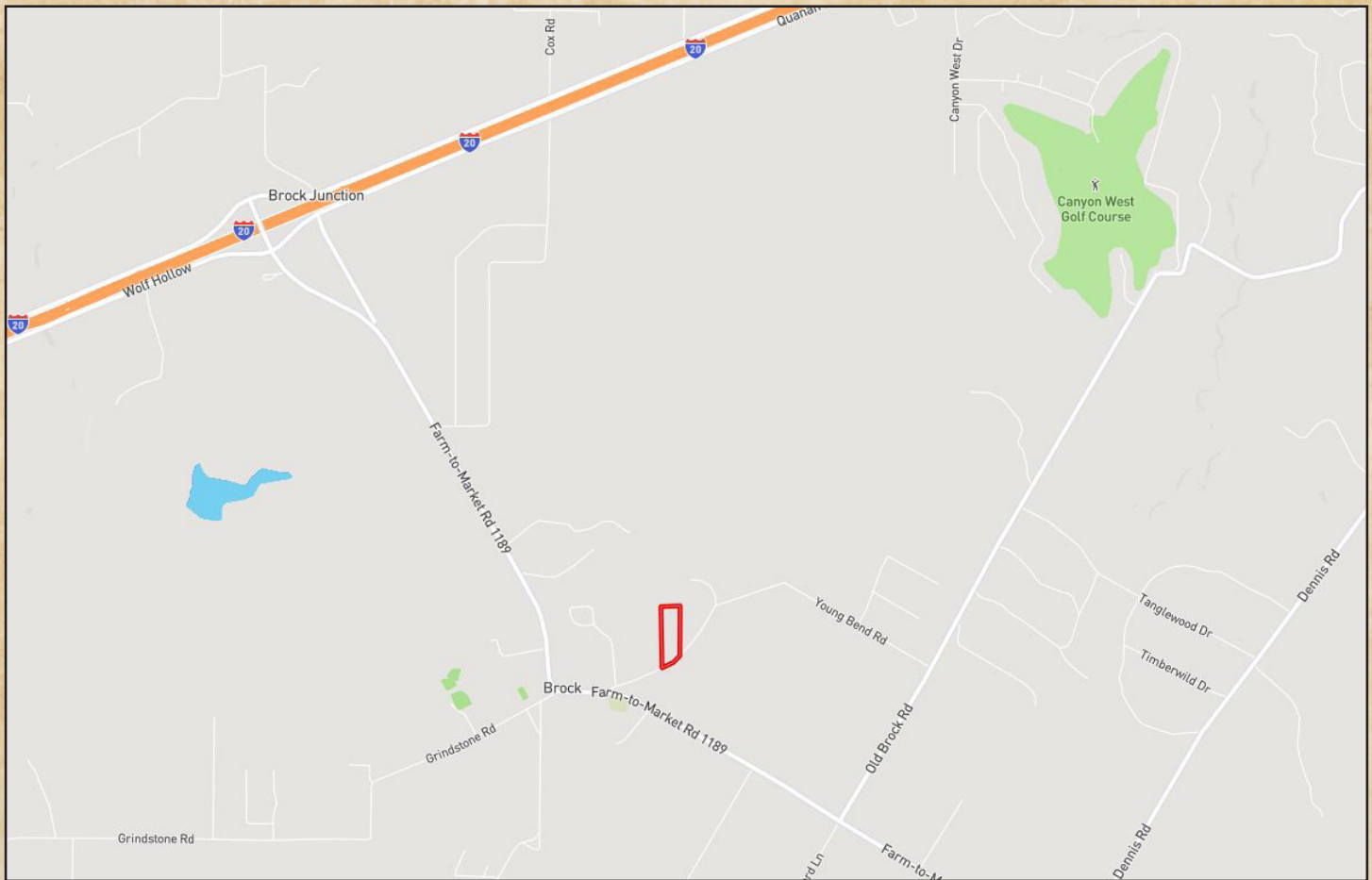


FARM AND RANCH

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



STREET MAP



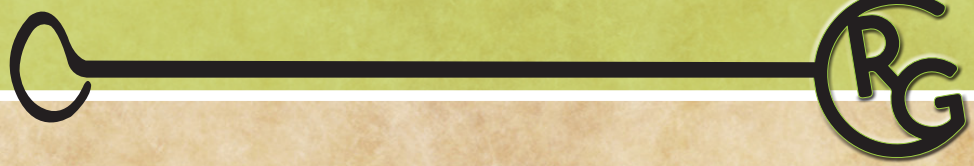
JOHN McGUIRE | 817.597.8776 | JOHN@CLARKREG.COM

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

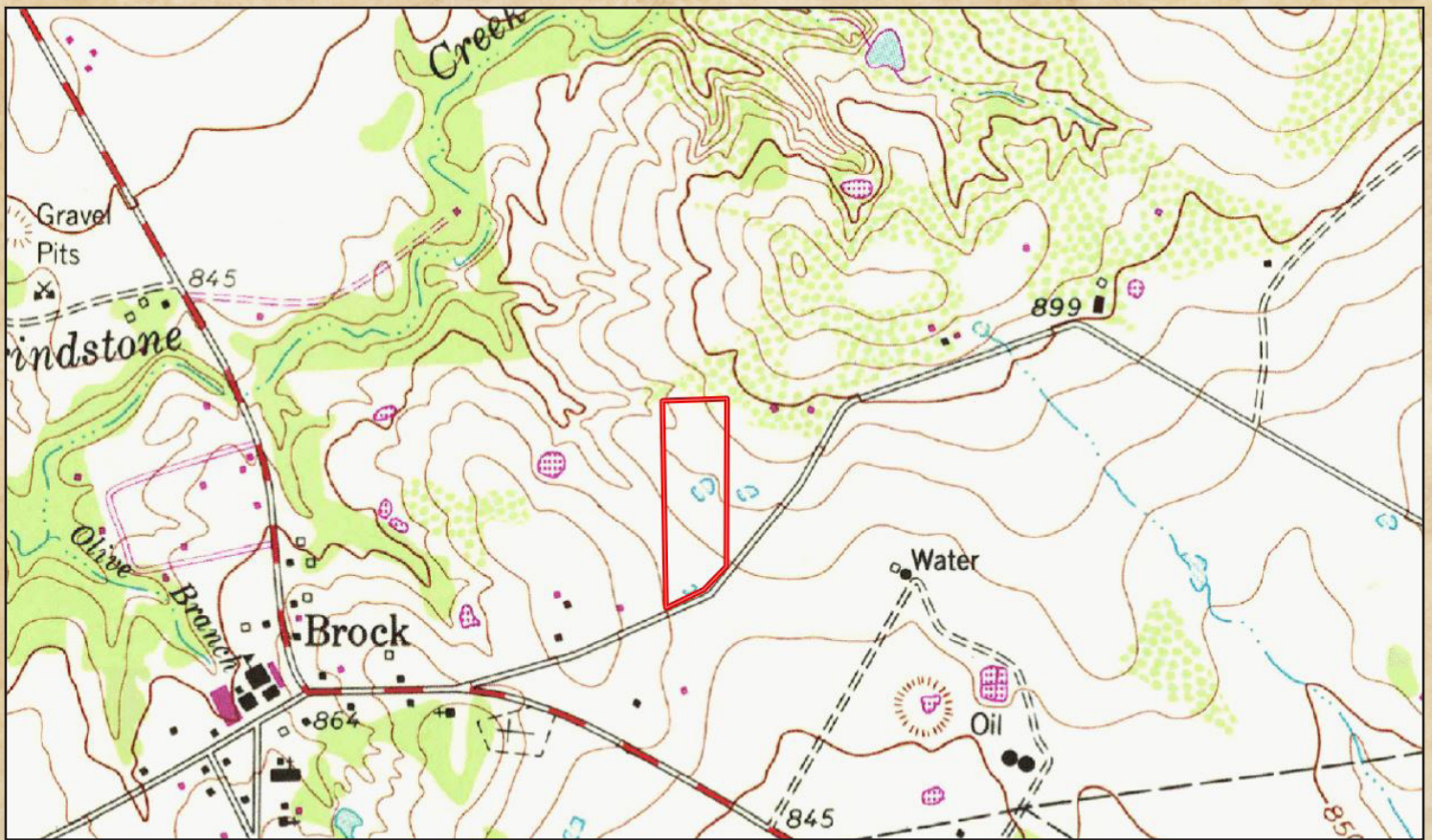


FARM AND RANCH

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



TOPOGRAPHY



JOHN McGUIRE | 817.597.8776 | JOHN@CLARKREG.COM

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



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

Clark Real Estate Group, 8901 E. Hwy. 377 Cresson, TX 76035
Timothy Clark

Phone: 817-578-0609

Fax: 817-396-4544

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

IABS 1-0

IABS