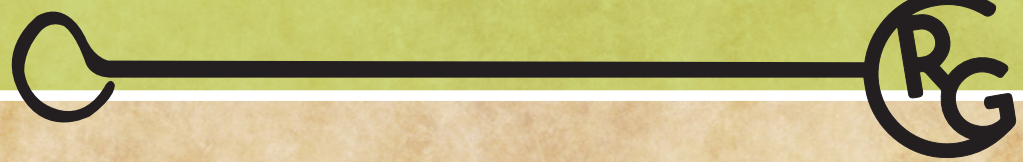




RANCH AND RECREATIONAL

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



RARE OPPORTUNITY!

10903 BROCK HWY, LIPAN TEXAS 76462



\$2,175,000

- 3 Tanks
- Big Oaks
- Outstanding Grass
- Seasonal Creek
- 5 Stall Horse Barn
- 1 Bed/1 Bath, Full Kitchen Barndominium

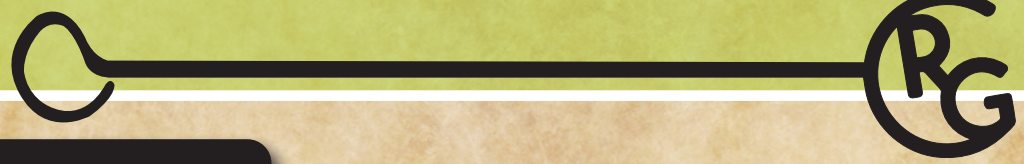
Tyler Chandler | 254.592.6559 | tyler@clarkreg.com

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PROPERTY INFORMATION

Property Information: Rare opportunity to own 150+ acres in Lipan, Tx. It has been in the same family since 1973 and has been well taken care of. There is a black pipe fence entrance with a good road leading down to the five-stall horse barn and 960sq ft apartment. The apartment is a 1 bed/1 bath with a full kitchen, dining, and living area. Behind the barn are turnouts for two of the stalls, a cross fenced pasture with a round pen, and working pens. There are several beautiful pecan trees amongst the many oaks spread throughout the property. Water on this place will not be a problem as it has 3 nice size tanks, a seasonal creek, and water from the City of Lipan at the barn.

It has been used primarily as grazing for cattle for the past several years, but the opportunities for this place are endless!

Location: From Brock, head south 14 miles on FM1189, also known as Brock Hwy. Property will be on your left. From Lipan, head north about 4 miles on FM1189, also known as Brock Hwy. Property will be on your right.

Land Size: 150.00 acres

Present Use: Cattle, Grazing

Proposed Use: Agricultural, Cattle, Equine, Grazing, Hunting/Fishing

Zoning: Agricultural

Other Utilities: Co-op Electric, Rural Water District

Topography: Cleared, Oak

Crops/Grasses: Coastal Bermuda, Hardwood Timber

Restrictions: None

Easements: Electric

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PROPERTY PHOTOS



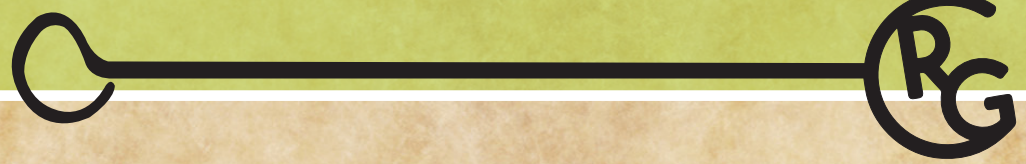
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AERIAL



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Clark Real Estate Group	0590750	tim@clarkreg.com	(817)458-0402
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Clark Real Estate Group	590750	tim@clarkreg.com	(817)458-0402
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tyler Chandler	756578	tyler@clarkreg.com	(254)592-6559
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

IABS 1-0 Date