



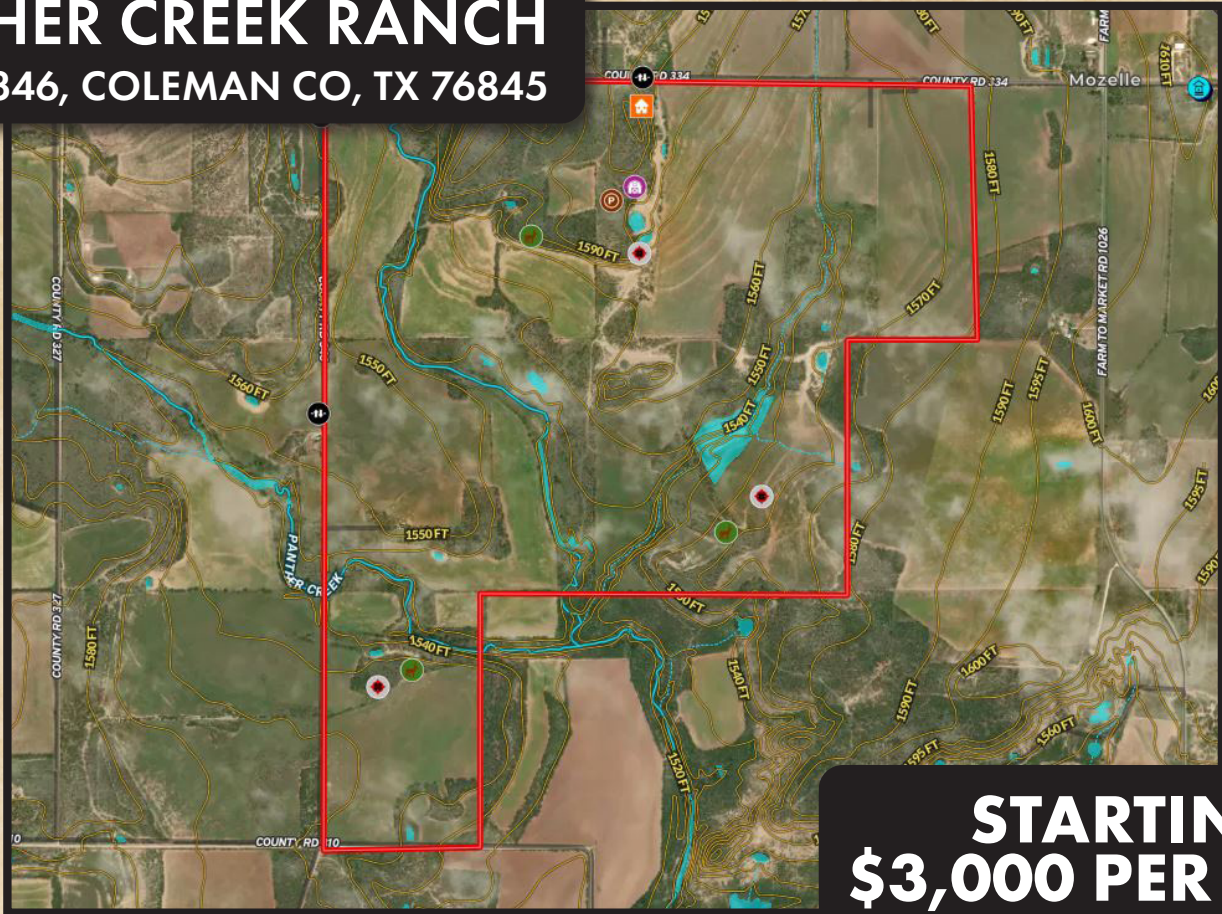
# RANCH AND RECREATIONAL

CATTLE & WORKING • CUTTING & EQUESTRIAN FACILITIES  
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HIGH GAME • LARGE ACREAGE



## PANTHER CREEK RANCH

1047 CR 346, COLEMAN CO, TX 76845



**STARTING AT  
\$3,000 PER ACRE**

- 1,012 ACRES - WILL SUBDIVIDE
- FRONTS 4 COUNTY ROADS
- 3 DWELLINGS
- IMPROVED PASTURES, WITH WATER AND ELECTRIC
- 8+ STOCK TANKS

**DAN GOAD | 210.884.3448 | DAN@CLARKREG.COM**

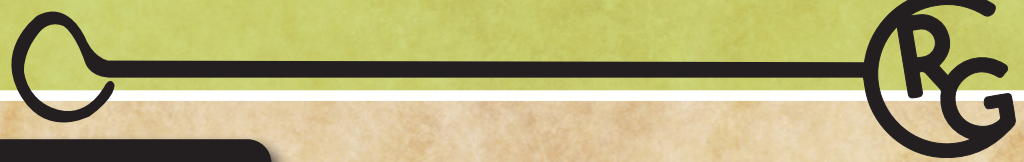
**JOHN MCMACKIN | 817.992.4423 | JTM@CLARKREG.COM**

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## PROPERTY INFORMATION

**Property Information:** OPTIONS! Rare opportunity to own over 1,000 Acres or carve out just what you want. Beautiful land fronting 4 different County Roads creates multiple possibilities of ranch life with endless options. The property has been improved pastures with good native brush, area enough for cattle to roam with beautiful trees and brush for hunting & fishing. A creek runs through one part and there are 8+ stock tanks throughout! 26 Acre soil conservation lake with rock dam (currently dry). One small 2 bed 2 bath home, great for that live-on-the-ranch-hand. Two smaller dwellings make great hunting cabins (need work). Plenty of H2O and multiple electric locations. Could be just a tiny slice of paradise or the whole enchilada.

**Location:** From Coleman TX travel South on TX-206 to FM 1026 about 22 miles. Turn West on CR 334. Property is on the SEQ of CR 334 and CR 346.

**Land Size:** Up to +/- 1,012 Acres

**Road Frontage:** CR 334, CR 345, CR 346 and CR 310

**Minerals:** Unknown

**Terrain:** Rolling

**Vegetation:** Good Natural brush, improved pastures - wheat

**Soils:** Varying Clay

**Fencing:** Barbed Wire, Cross Fenced

**Subdivide:** Yes! Any way you want it.

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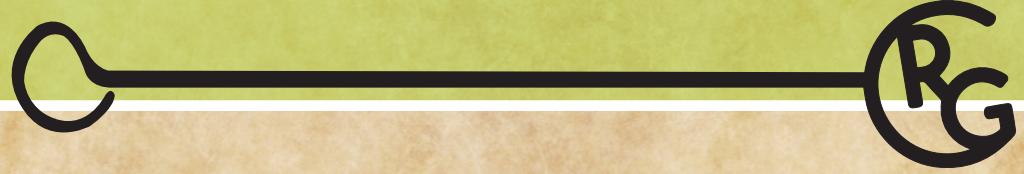


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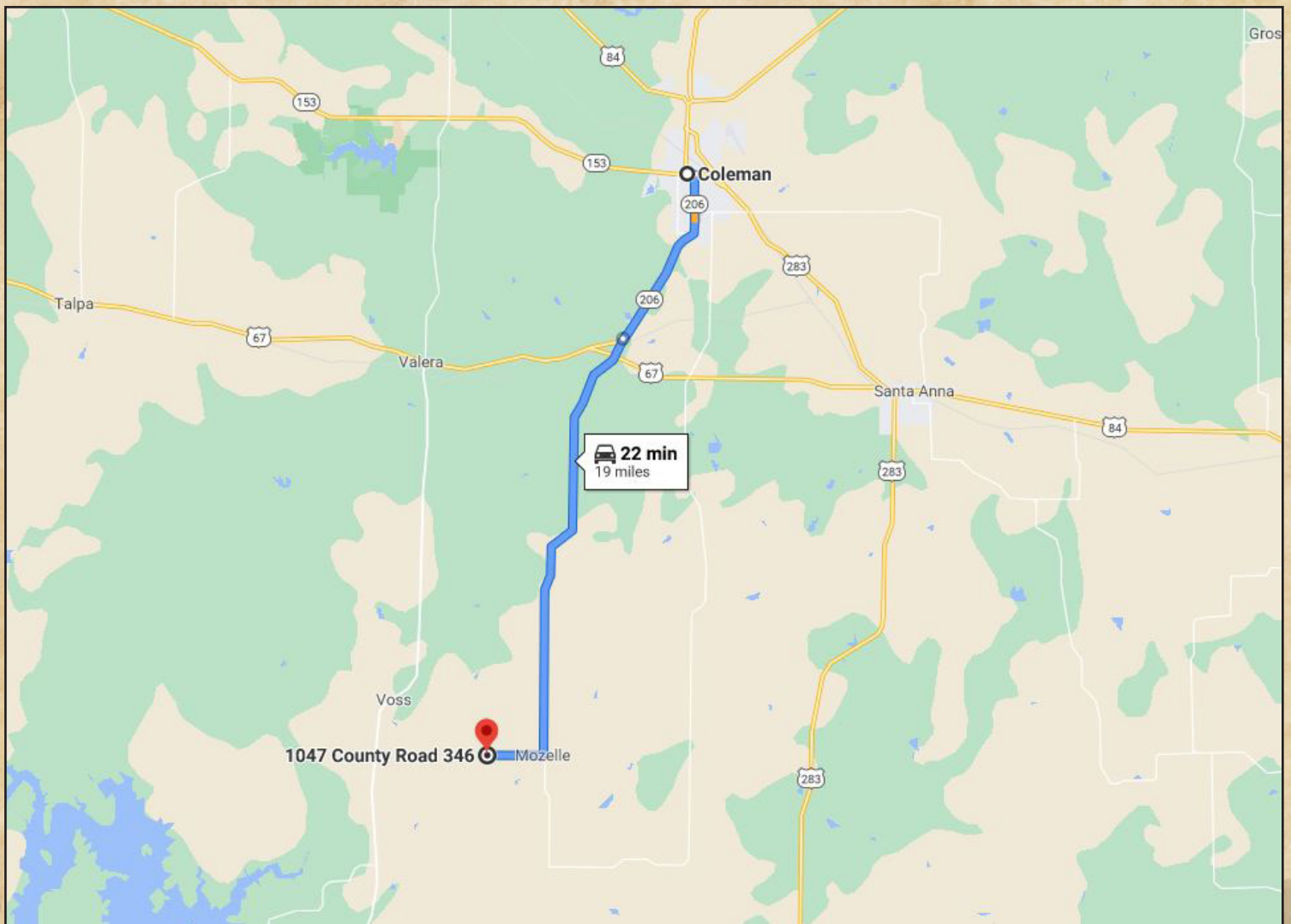
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## LOCATION MAP



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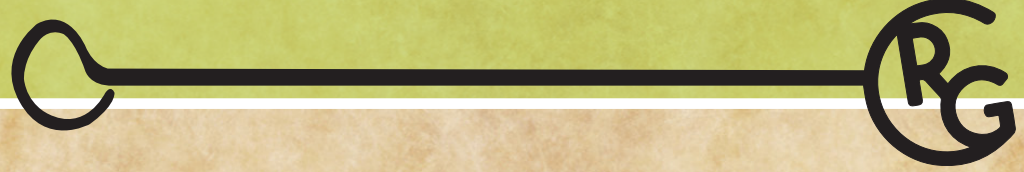


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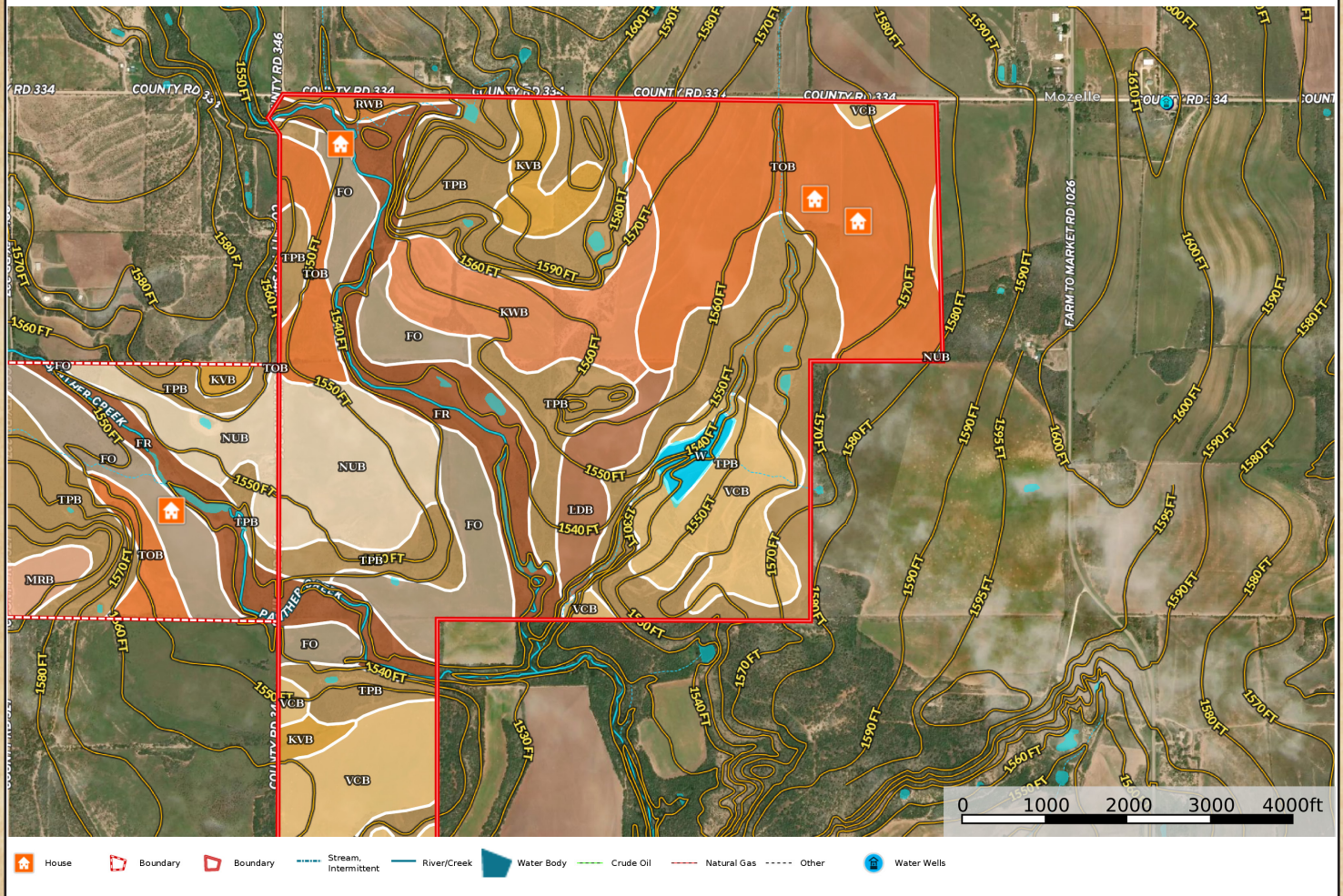
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## SOIL REPORT

### PANTHER CREEK Texas, 1859 AC +/-



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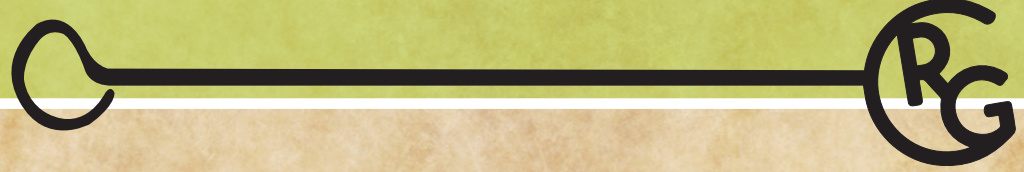
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## SOIL REPORT

I 1014.9 ac

| SOIL CODE | SOIL DESCRIPTION                                            | ACRES  | %     | CAP  |
|-----------|-------------------------------------------------------------|--------|-------|------|
| KwB       | Nukrum clay, 1 to 3 percent slopes                          | 57.6   | 5.68  | 3e   |
| TPB       | Tarrant and Purves soils, undulating                        | 291.1  | 28.68 | 6s   |
| Fo        | Frio clay loam, 0 to 1 percent slopes, occasionally flooded | 98.3   | 9.68  | 2w   |
| VcB       | Valera clay, 1 to 3 percent slopes                          | 114.0  | 11.24 | 2e   |
| KvB       | Kavett silty clay, cool, 1 to 3 percent slopes              | 28.5   | 2.81  | 4s   |
| ToB       | Leeray clay, 1 to 3 percent slopes                          | 183.1  | 18.05 | 3e   |
| NuB       | Nuvalde clay loam, cool, 1 to 3 percent slopes              | 85.0   | 8.38  | 2e   |
| W         | Water                                                       | 7.7    | 0.76  | -    |
| LdB       | Lindy clay loam, 1 to 3 percent slopes                      | 25.1   | 2.47  | 3e   |
| RwB       | Rowena clay loam, 1 to 3 percent slopes                     | 5.7    | 0.56  | 2e   |
| Fr        | Frio clay loam, frequently flooded                          | 110.0  | 10.84 | 5w   |
| MrB       | Mereta clay loam, cool, 1 to 3 percent slopes               | 8.7    | 0.85  | 4s   |
| TOTALS    |                                                             | 1014.9 | 100%  | 3.79 |

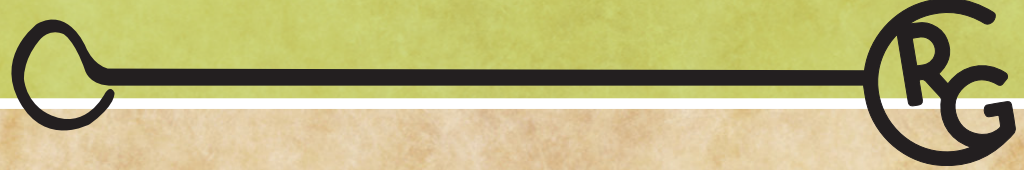
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## SOIL REPORT

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

|              |  |  |  |  |  |  |  |  |
|--------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|              | 1                                                                                  | 2                                                                                  | 3                                                                                  | 4                                                                                  | 5                                                                                   | 6                                                                                    | 7                                                                                    | 8                                                                                    |
| 'Wild Life'  | •                                                                                  | •                                                                                  | •                                                                                  | •                                                                                  | •                                                                                   | •                                                                                    | •                                                                                    | •                                                                                    |
| Forestry     | •                                                                                  | •                                                                                  | •                                                                                  | •                                                                                  | •                                                                                   | •                                                                                    | •                                                                                    |                                                                                      |
| Limited      | •                                                                                  | •                                                                                  | •                                                                                  | •                                                                                  | •                                                                                   | •                                                                                    | •                                                                                    |                                                                                      |
| Moderate     | •                                                                                  | •                                                                                  | •                                                                                  | •                                                                                  | •                                                                                   | •                                                                                    |                                                                                      |                                                                                      |
| Intense      | •                                                                                  | •                                                                                  | •                                                                                  | •                                                                                  | •                                                                                   |                                                                                      |                                                                                      |                                                                                      |
| Limited      | •                                                                                  | •                                                                                  | •                                                                                  | •                                                                                  |                                                                                     |                                                                                      |                                                                                      |                                                                                      |
| Moderate     | •                                                                                  | •                                                                                  | •                                                                                  |                                                                                    |                                                                                     |                                                                                      |                                                                                      |                                                                                      |
| Intense      | •                                                                                  | •                                                                                  |                                                                                    |                                                                                    |                                                                                     |                                                                                      |                                                                                      |                                                                                      |
| Very Intense | •                                                                                  |                                                                                    |                                                                                    |                                                                                    |                                                                                     |                                                                                      |                                                                                      |                                                                                      |

### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

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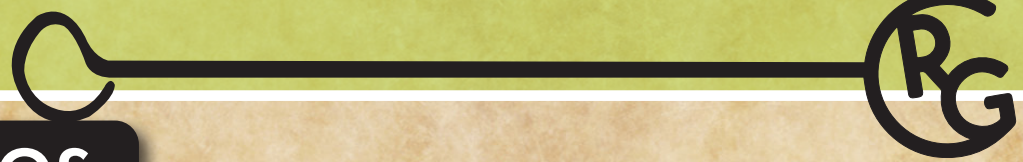


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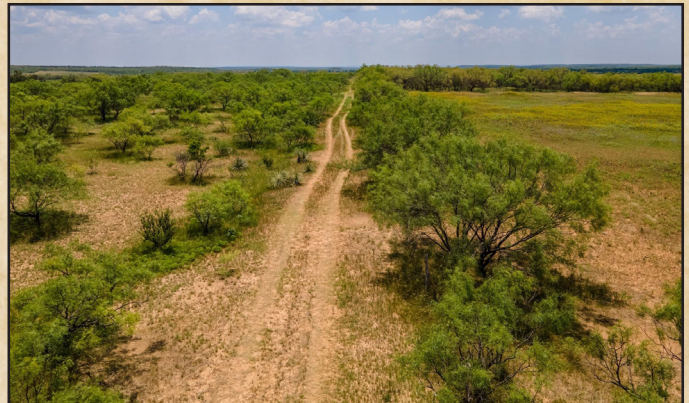
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## PROPERTY PHOTOS



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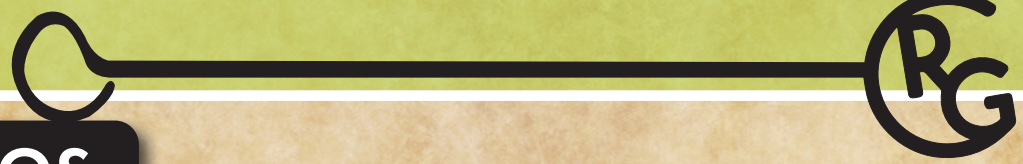


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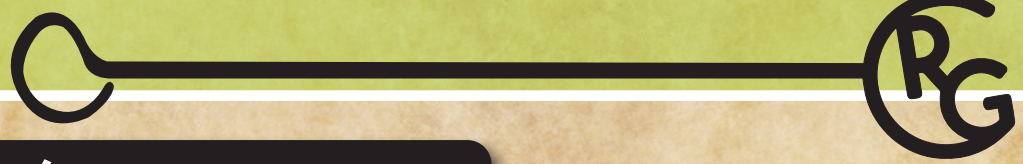


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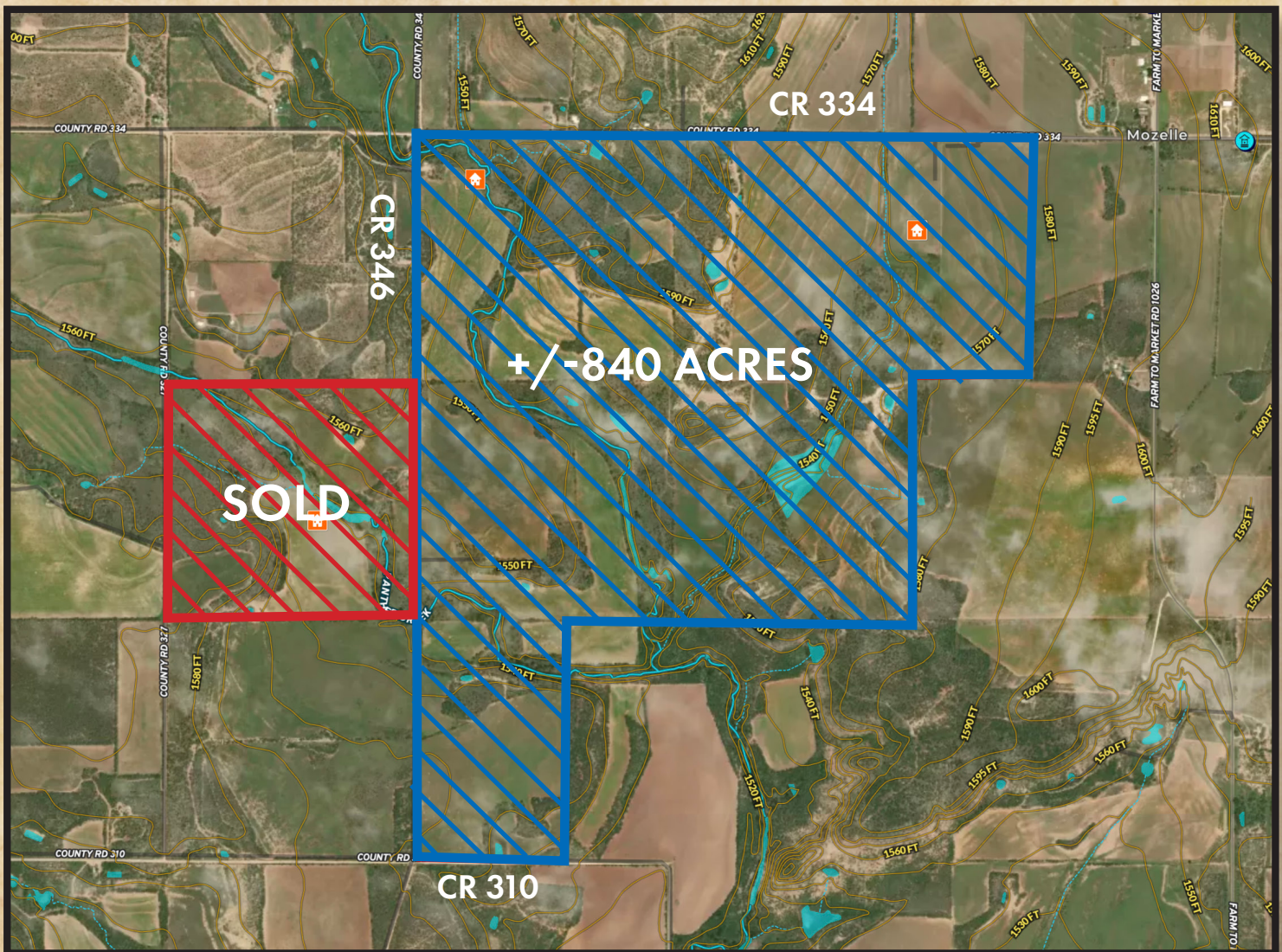
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## ALTERNATE 1: +/-840 ACRES



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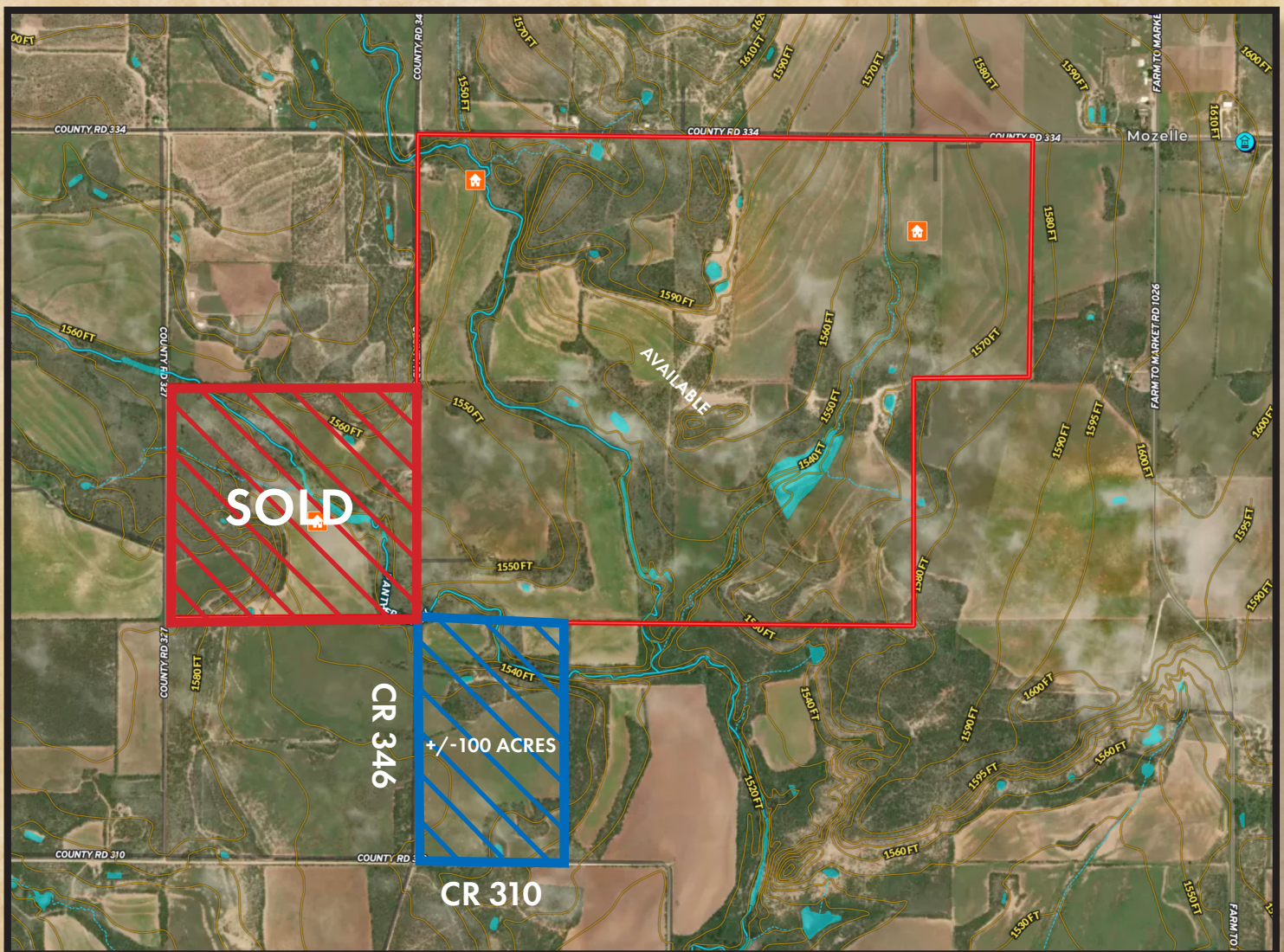
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## ALTERNATE 2: +/-100 ACRES



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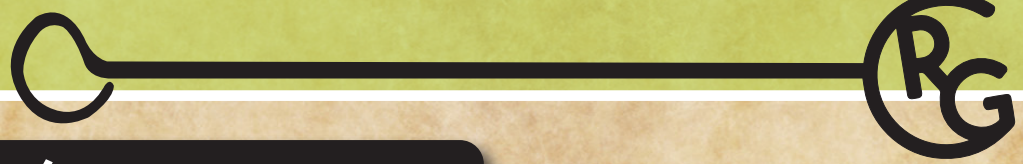


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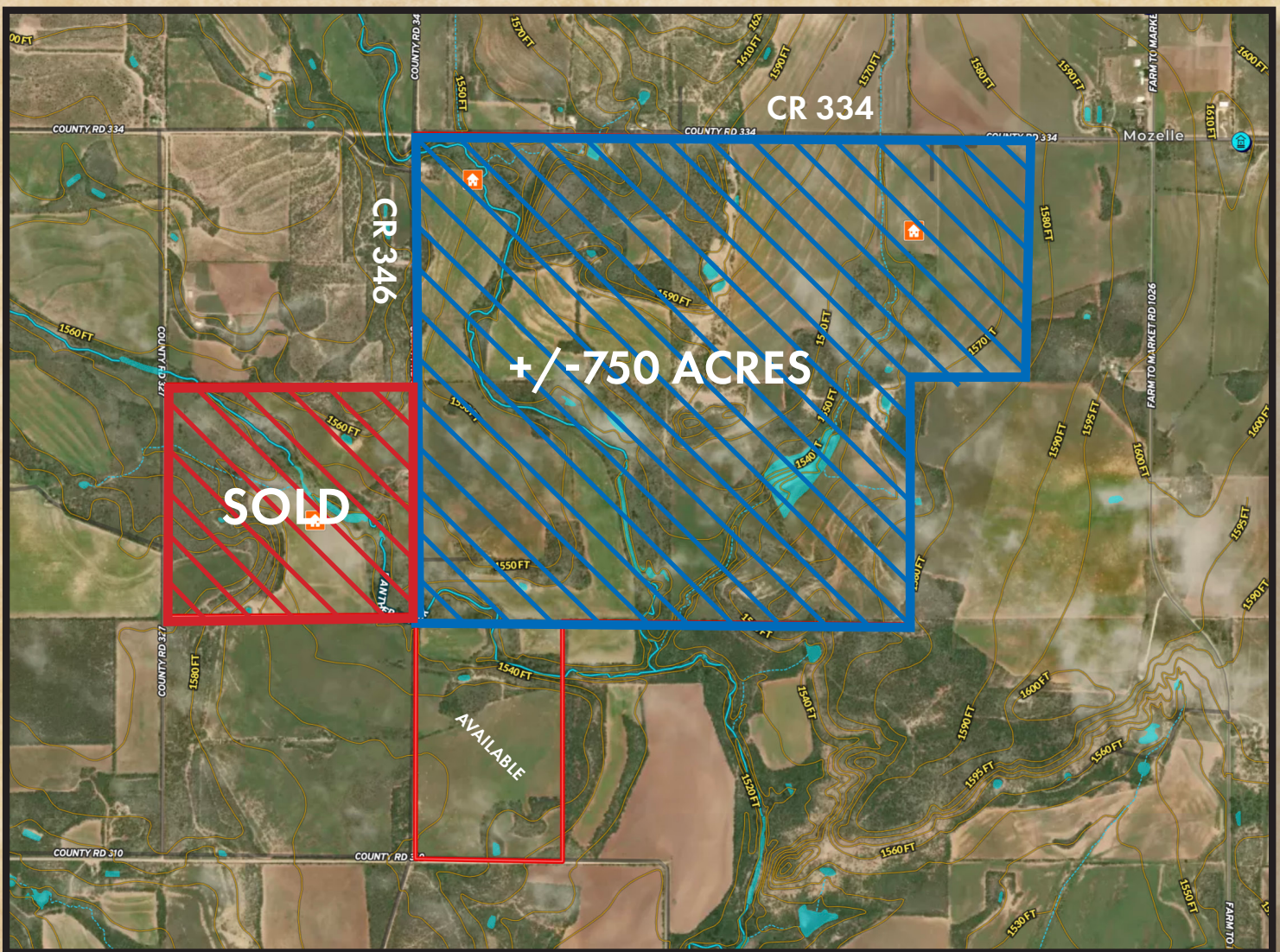
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## ALTERNATE 3: +/-750 ACRES



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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.

|                                                                       |                |                         |                      |
|-----------------------------------------------------------------------|----------------|-------------------------|----------------------|
| <b>Clark Real Estate Group</b>                                        | <b>0590750</b> | <b>tim@clarkreg.com</b> | <b>(817)458-0402</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                   | Phone                |
| <b>Clark Real Estate Group</b>                                        | <b>590750</b>  | <b>tim@clarkreg.com</b> | <b>(817)458-0402</b> |
| Designated Broker of Firm                                             | License No.    | Email                   | Phone                |
| <b>Tim Clark</b>                                                      | <b>0516005</b> | <b>tim@clarkreg.com</b> | <b>(817)578-0609</b> |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.    | Email                   | Phone                |
| <b>Dan Goad</b>                                                       | <b>752405</b>  | <b>dan@clarkreg.com</b> | <b>(210)884-3448</b> |
| 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](http://www.trec.texas.gov)

IABS 1-0 Date

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