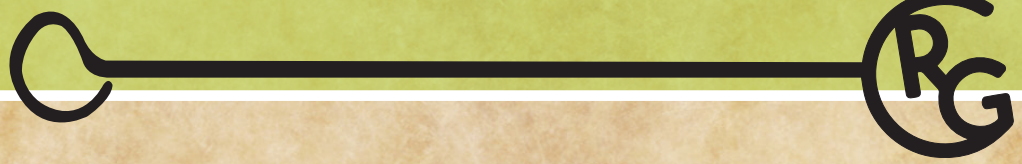




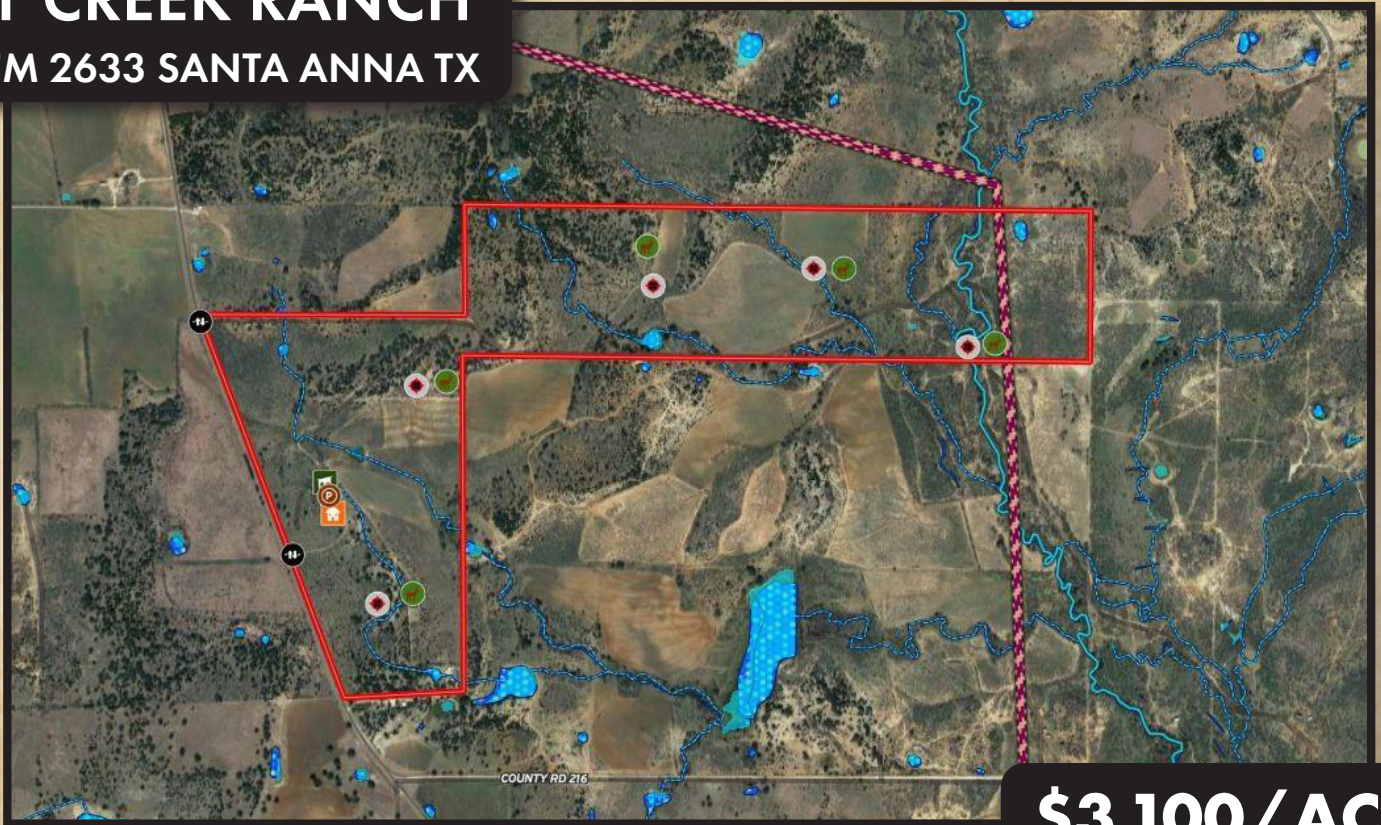
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HAY CREEK RANCH

TBD FM 2633 SANTA ANNA TX



\$3,100/ACRE

- 516 ACRES
- SMALL HUNTER'S CABIN
- DEER FEEDERS
- ON HAY CREEK
- DEER BLINDS
- CATTLE WORKING PENS
- 20 MINUTES FROM COLEMAN TX
- FOOD PLOTS AND DOVE FIELD

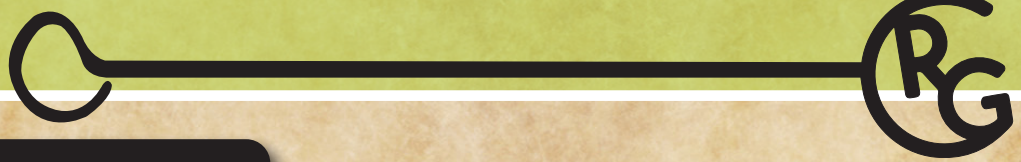
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PROPERTY INFORMATION

Property Information: HAY CREEK RANCH!! This recreational oasis is the perfect layout for the seasoned hunter. With a large sunflower field and several other large wheat and oat fields, this is a turn key opportunity. On asphalt with a small log cabin, working cattle pens, 4 3000 lb wildlife feeders with blinds on food plots, it is ready to rock and roll. Good fencing, good road network, two large stocked ponds, and it is littered with large oak trees. Little work needs to be done to make this a complete hunter's paradise. 15 Minutes from Santa Anna and 20 minutes from Coleman. Co-Op water with septic and power in place. Deer, ducks, dove, quail, turkey, and an occasional hog or two (or more). A target rich environment. A must see.

Location: From Santa Anna travel South on Hwy 283 for 6 miles. Take exit and travel East on FM 2633. Curve South and continue on FM 2633 (Whon Rd.) for 6 miles. Property will be on the East side (left), just before Hwy 216 and Hwy 220.

Land Size: 516.9 Acres

Road Frontage: FM 2633

Terrain: Level

Vegetation: Good grasses and large Oak trees

Rainfall: Annual average 27.7 inches

Wildlife/Hunting: Deer, Turkey, Dove, Hog and Quail

Soils: Clay

Fencing: Good to fair

Subdivide: No

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PROPERTY PHOTOS



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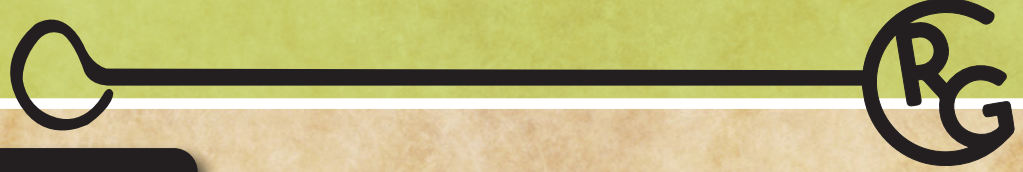
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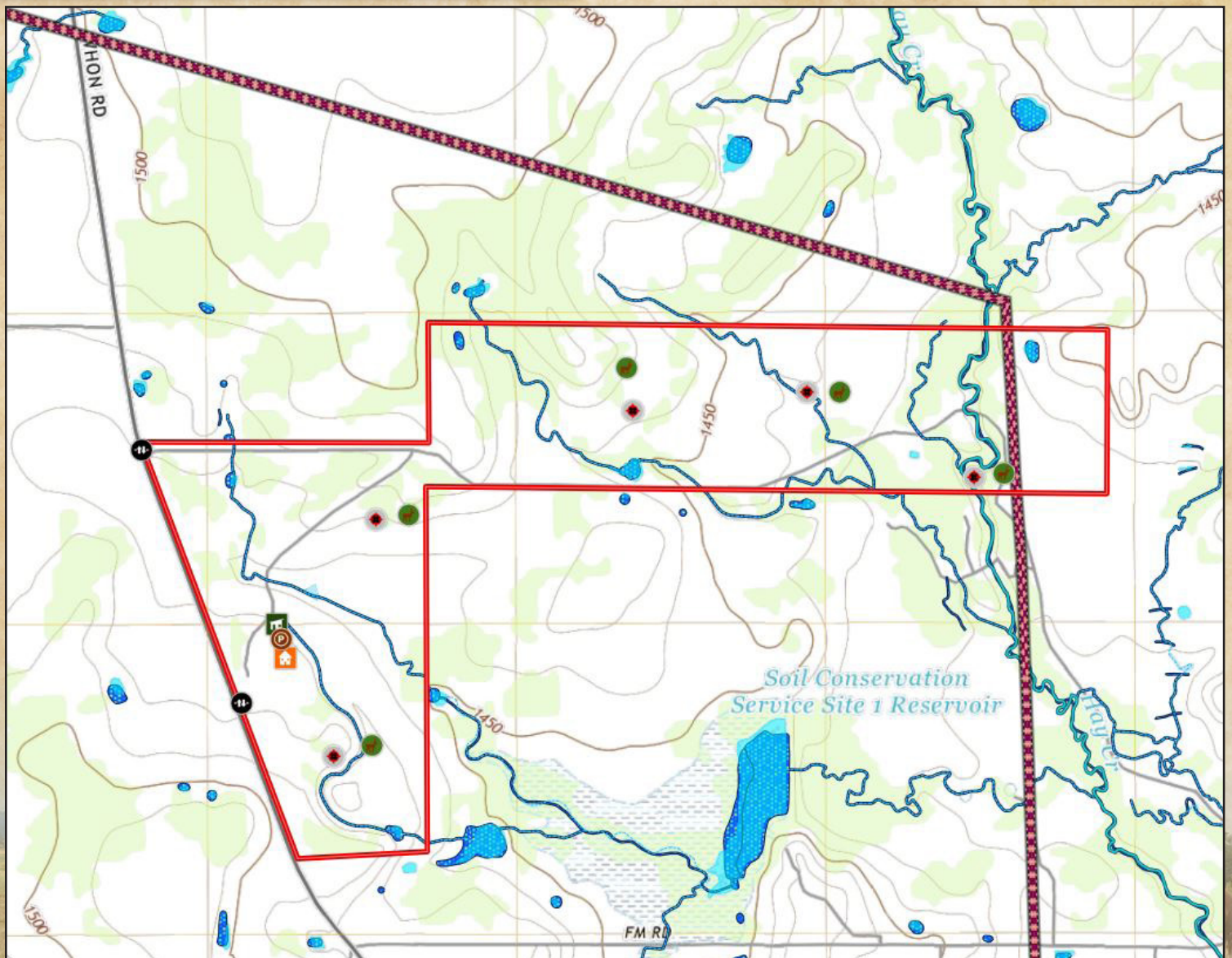


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TOPOGRAPHY MAP



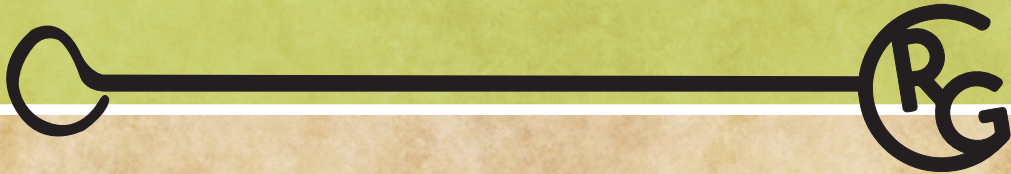
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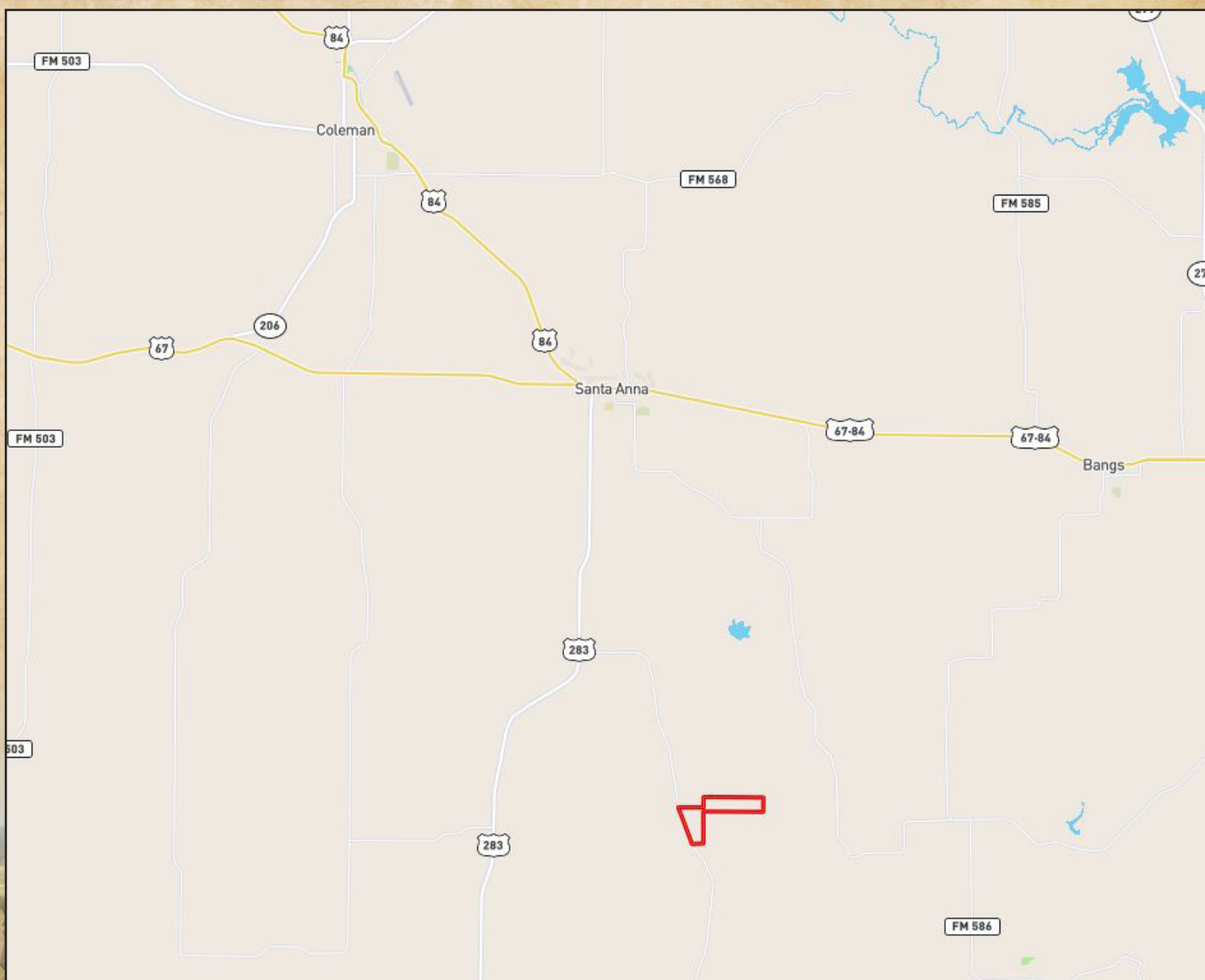


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STREET MAP



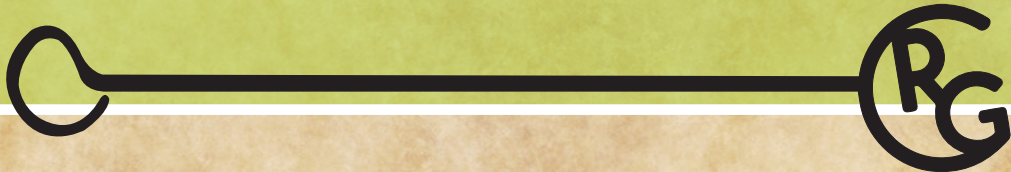
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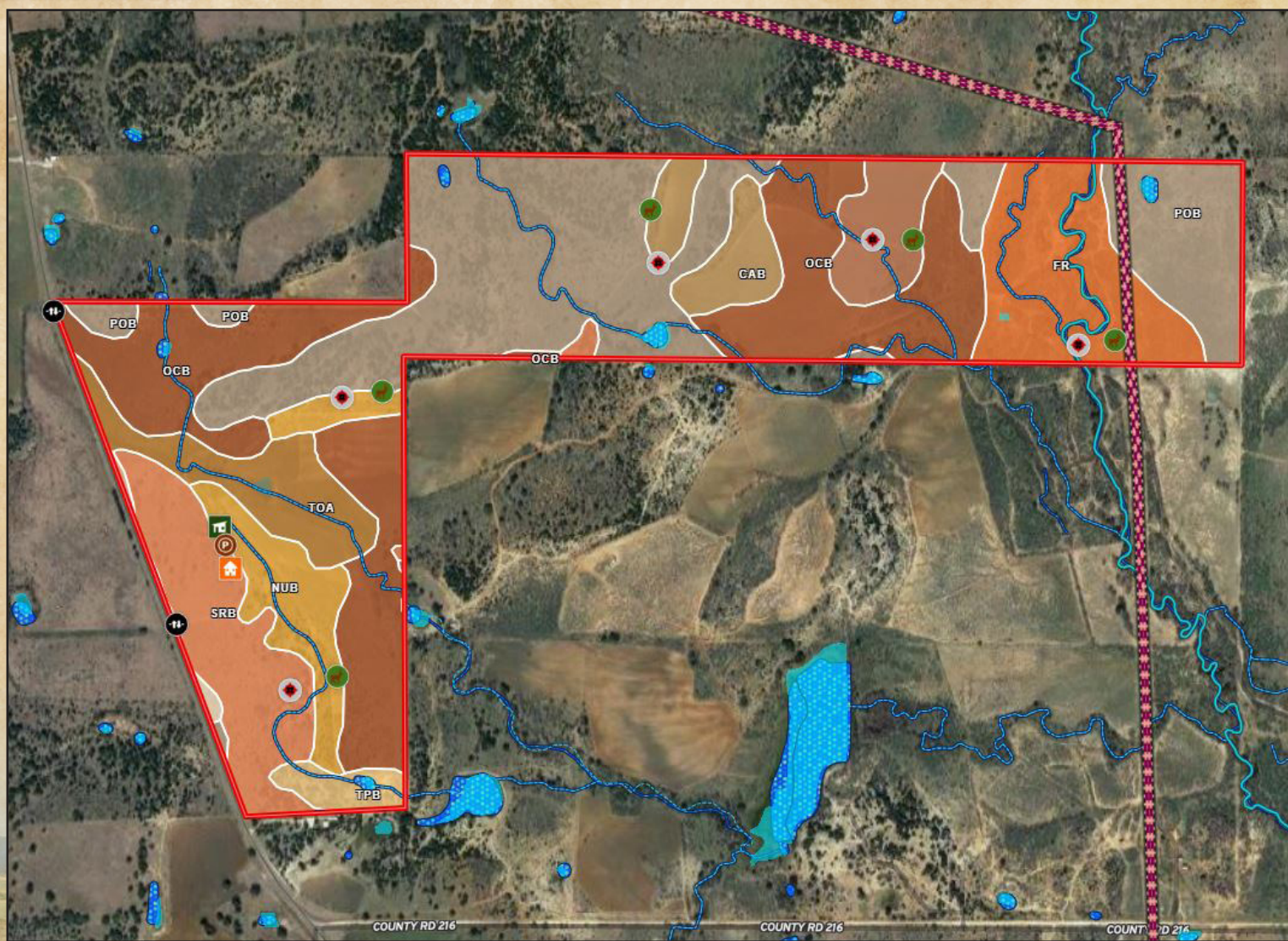


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SOILS



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SOIL CHART

Boundary  507.96 ac						
CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP 
POB	Purves and Owens soils, undulating	161.85	31.86%	-	17	6s 
OcB	Sagerton clay loam, warm, 1 to 3 percent slopes	132	25.99%	-	43	2e 
Fr	Frio clay loam, frequently flooded	53.2	10.47%	-	50	5w 
SRB	Speck and Tarrant soils, undulating	50	9.84%	-	19	6s 
NuB	Nuvalde clay loam, cool, 1 to 3 percent slopes	32.3	6.36%	-	56	2e 
ToA	Leeray clay, 0 to 1 percent slopes	28.84	5.68%	-	40	3s 
CaB	Callahan loam, 1 to 3 percent slopes	20.23	3.98%	-	35	3e 
ToB	Leeray clay, 1 to 3 percent slopes	19.06	3.75%	-	40	3e 
TPB	Tarrant and Purves soils, undulating	8.23	1.62%	-	18	7s 
RwB	Rowena clay loam, 1 to 3 percent slopes	1.13	0.22%	-	50	2e 
KwB	Nukrum clay, 1 to 3 percent slopes	1.1	0.22%	-	48	3e 
Totals		0 CPI		32.93 NCCPI		4.2 Cap.
507.96 ac 		Average		Average		Average

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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> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0590750</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 458-0402</u> Phone
<u>Tim Clark</u> Designated Broker of Firm	<u>0516005</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 578-0609</u> Phone
<u>Tim Clark</u> Licensed Supervisor of Sales Agent/ Associate	<u>0516005</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 578-0609</u> Phone
<u>John McMackin</u> Sales Agent/Associate's Name	<u>687523</u> License No.	<u>jtm@clarkreg.com</u> Email	<u>(817) 992-4423</u> 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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