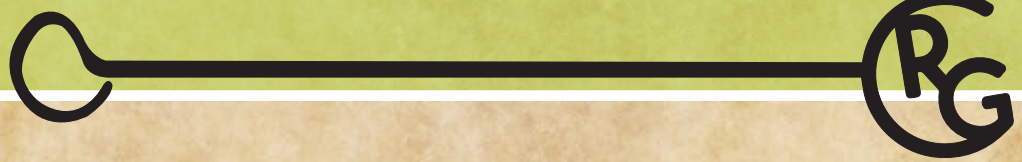




RANCH AND RECREATIONAL PROPERTIES

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



PRISTINE 107 RANCH WITH IMMACULATE CUSTOM HOME 6215 COUNTY ROAD 120, GORDON



\$1,600,000

- 107.93 ACRES
- 3 BED, 2 BATH, 3,126 SF
- UP TO 120' ELEVATION CHANGE
- 2,064 SF SHOP WITH WATER AND ELECTRICITY
- 336 SF EFFICIENCY APT IN SHOP
- RAIN WATER CATCH SYSTEM
- 4 PONDS

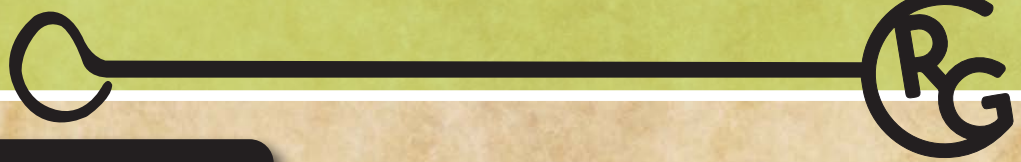
TIM CLARK | 817.578.0609 | TIM@CLARKREG.COM

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PROPERTY INFORMATION

Property Information: Absolutely gorgeous ranch style home on 107.93 acres ready to go! This 3 bed, 2 bath, 3,126 sf home offers a steel framed structure with beautiful finishes. Two story vaulted wood ceilings come complete with decorative beam work for the quintessential ranch setting. Windows in every direction to enjoy the views that surround the home. Large open concept living comes complete with fireplace and wet bar for some of the best entertaining around. Large kitchen with adjoining dining area. Office/Study off the entry has a secret passage to the master bathroom. Massive master suite with sliding doors offers direct access to a huge covered patio. There's even a safe room. Second living room upstairs with balcony provides a commanding view of the large pond and surrounding hill country. Pipe fenced area around the house and shop with abundant oak trees provide an exceptional private setting. 2,064 sf insulated shop with 336 sf efficiency apartment. RV plug and massive door allows for even the largest motor coach to be parked inside. Loft storage, built-in work tables and additional closet storage along with separate electrical connection rounds out this all in one workshop. Rain water catch with large above ground storage. Cattle pens, stocked ponds and abundant wildlife. This property has not been hunted in at least 15 years. Fenced and cross-fenced with ponds for watering cattle. Varied mountaintop areas with 10-15 mile views along the vista edges. Additional 73.33 acres available, MLS 14732471.

Location: Gordon, TX

Land Size: 107.93

Road Frontage: CR 120

Minerals: None Owned

Terrain: Varied

Wildlife/Hunting: White Tail Deer, Turkey, Wild Pigs, Stocked Ponds

Fencing: Fenced and Cross Fenced

Subdivide: Yes

Utilities: Co-Op Water, Electric, Septic

Year Build: 2000

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HOUSE FEATURES



- 3 BED, 2 BATHS, 3,126 SF
- STEEL FRAMED STRUCTURE
- TWO STORY VAULTED WOOD CEILINGS WITH DECORATIVE BEAMS
- 3 PORCHES AND 1 BALCONY PATIO
- LARGE OPEN CONCEPT LIVING, KITCHEN AND WET BAR

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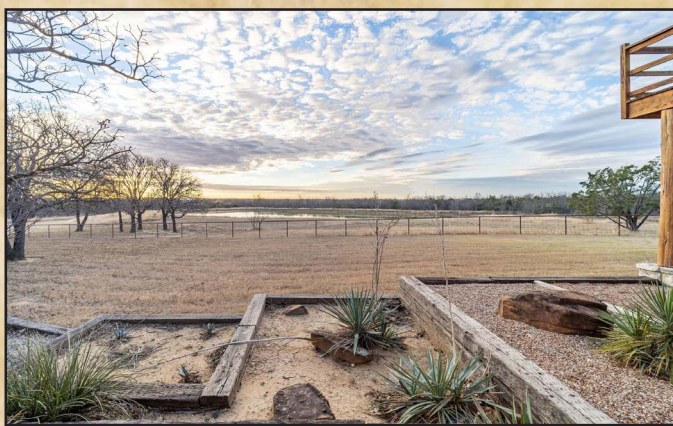


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PROPERTY PHOTOS



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RANCH AND RECREATIONAL PROPERTIES

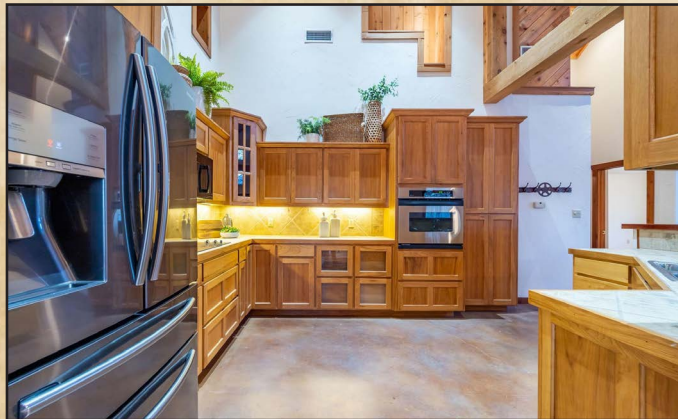
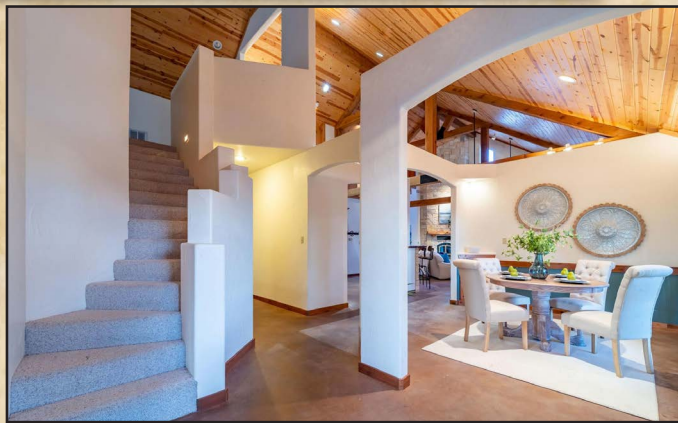
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PROPERTY PHOTOS



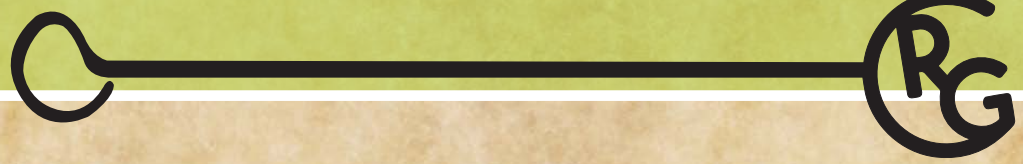
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AERIAL



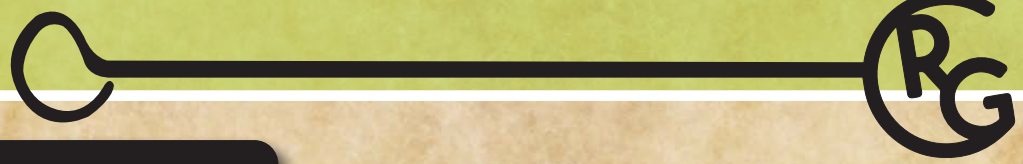
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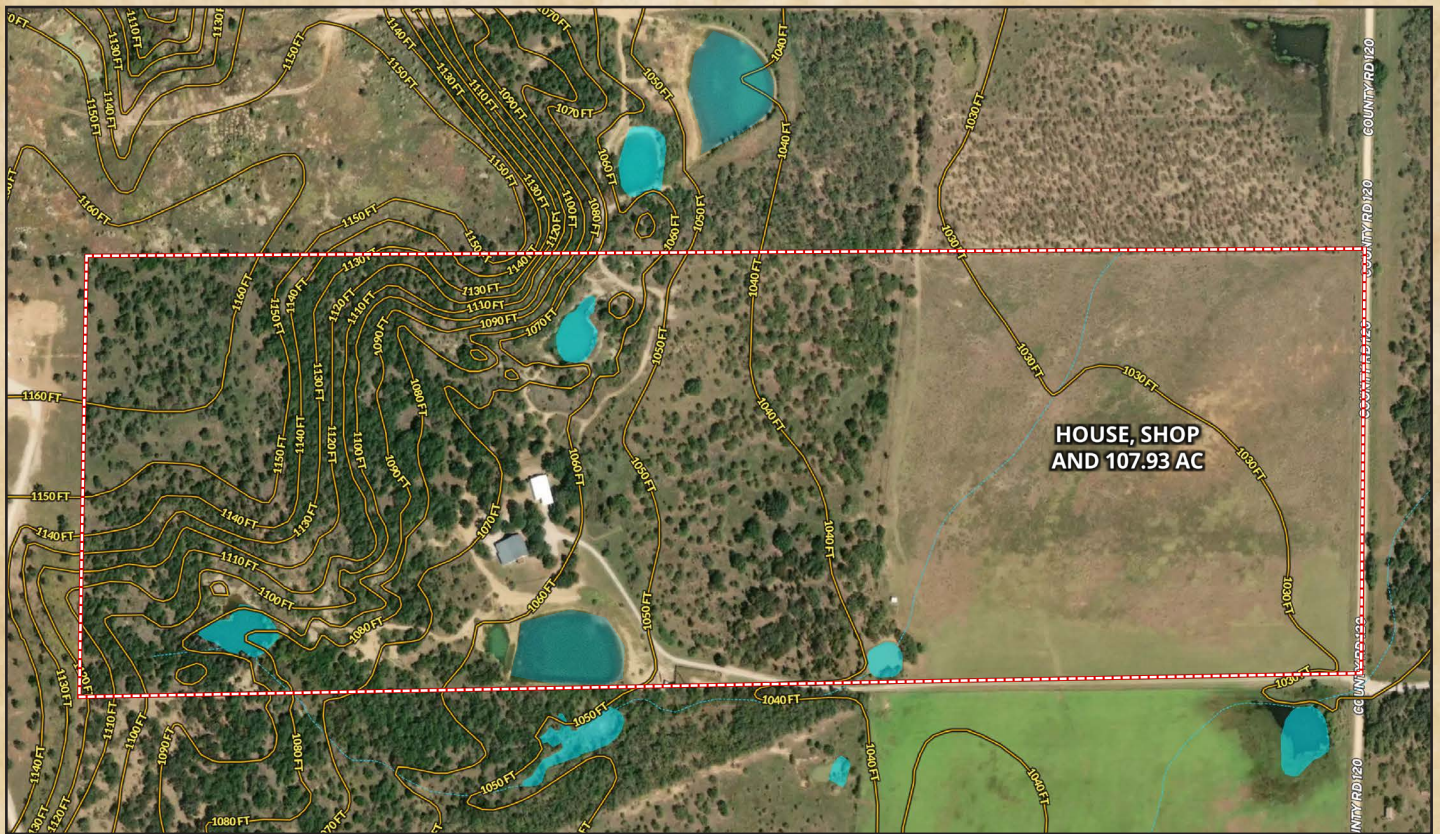


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AERIAL - 107.93 ACRES



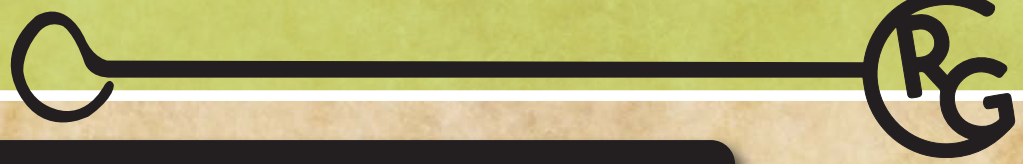
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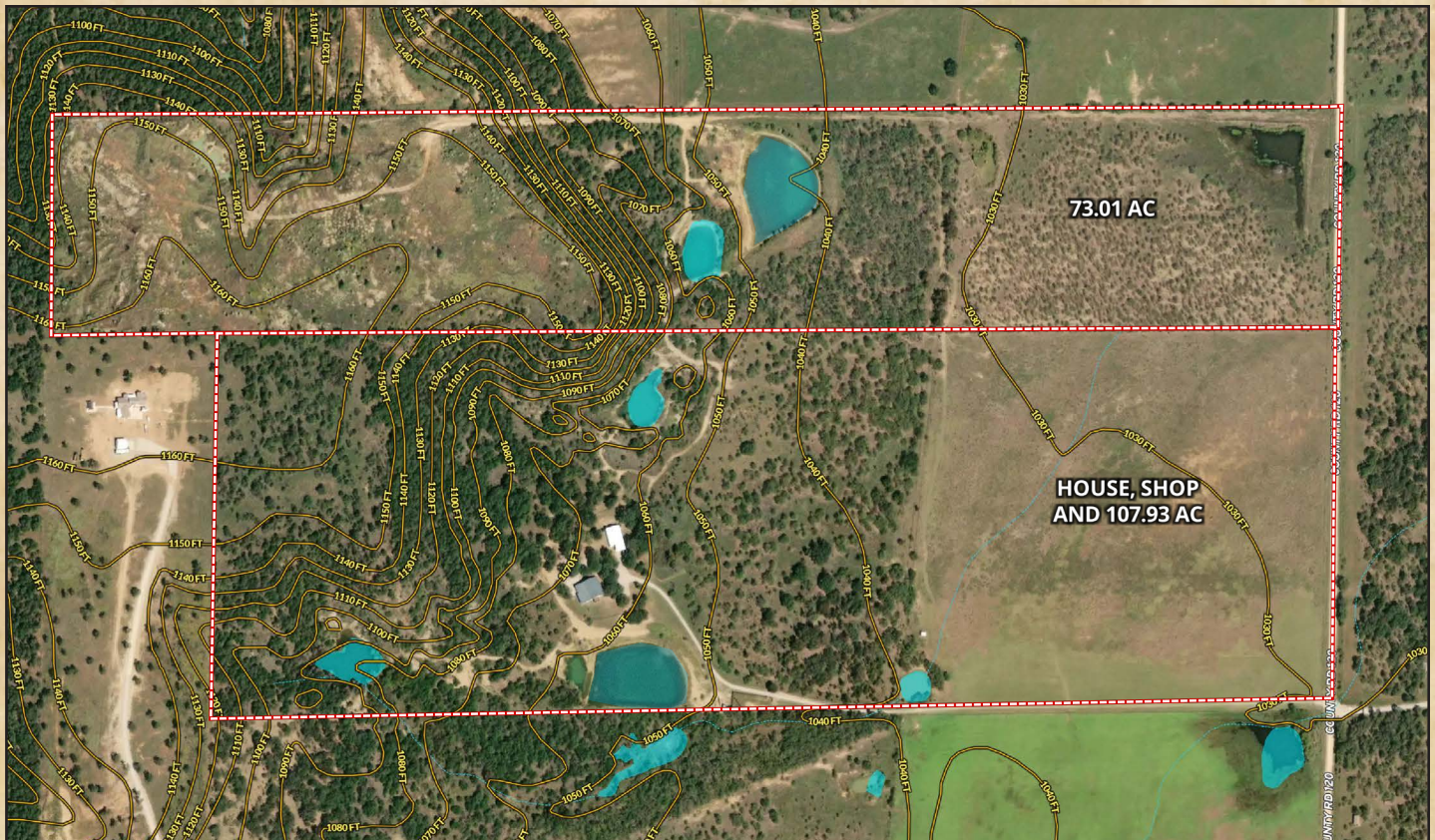


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AERIAL - ADDITIONAL 73.33 ACRES



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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>Tim Clark</u> | <u>0516005</u> | <u>tim@clarkreg.com</u> | <u>(817) 578-0609</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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Clark Real Estate Group, 8901 E. Hwy. 377 Cresson, TX 76035
Timothy Clark

Phone: 817-578-0609 Fax: 817-396-4544

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