



RANCH AND RECREATIONAL PROPERTY

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



HORSE TRAINING FACILITY WITH DEVELOPMENT POTENTIAL

26351 N HWY US 281, STEPHENVILLE, TEXAS 76401



\$4,500,000

- 158.5 +/- ACRES
- STATE HWY & CR FRONTAGE
- 100'X80' COVERED ARENA
- 6-HORSE COVERED EXERCISER
- 3 WATER WELLS
- 5 RENTAL UNITS
- 60+ STALLS
- BREEDING BARN

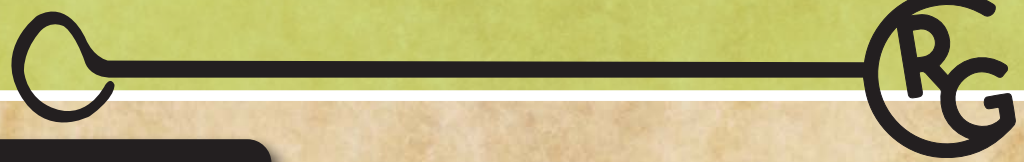
LANI RUST | 817.454.6676 | LANI@CLARKREG.COM

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PROPERTY INFORMATION

Property Information: Beautiful turn-key horse training facility on 158 acres north of Stephenville, Texas! Multiples barns with over 60 stalls, 100x 80 covered arena, covered 6-horse exerciser, 150' outdoor round pen, cattle pens and more! The main house is one of a kind! 14 in. thick walls with ICF construction, open-concept floor plan, huge laundry room and Master closet doubles as a safe room. If that's not enough then there is an in-ground swimming pool with a pergola over the whole pool! The property has 4 cabins for helpers or can be used as rentals. There is also a 2 bed/2 bath brick home that sits on Hwy 281 that is currently being used as a rental. Great hay production with approximately 40 acres in Tifton Bermuda!! Property currently produces an average of 250-300 rounds bales per year with 2-3 cuttings. There is approx. 2800 ft of frontage on CR 144 that could be subdivided. Seller is installing new pipe top rail fence on CR 144 side. Call today to schedule your private tour.

Location: GPS to 26351 N Hwy 281, Stephenville. No sign on property.

Land Size: 158.5 acres

Road Frontage: 866' on Hwy 281 approx; 2698 on CR 144

Terrain: Rolling to relatively flat

Vegetation: Tifton Bermuda; Coastal Bermuda; Native

Wildlife/Hunting: Deer, Turkey

Soils: Sandy and Sandy Loam

Fencing: Pipe Top Rail with 2'x4' Mesh, Top Rail with Cable, 6-strand slick wire with cedar staves

Subdivide: Yes

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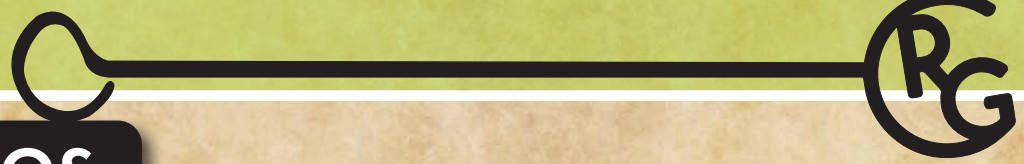


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PROPERTY PHOTOS



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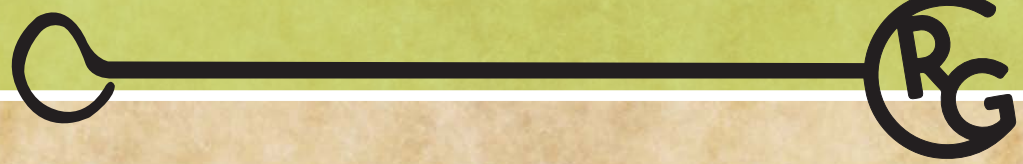
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AERIAL

Lines are for representative purposes only



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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:
 - 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	License No.	Email	Phone
Primary Assumed Business Name			
<u>Clark Real Estate Group</u>	<u>590750</u>	<u>tim@clarkreg.com</u>	<u>(817)458-0402</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/	License No.	Email	Phone
Associate			
<u>Lani Rust</u>	<u>694277</u>	<u>lani@clarkreg.com</u>	<u>(817)454-6676</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date