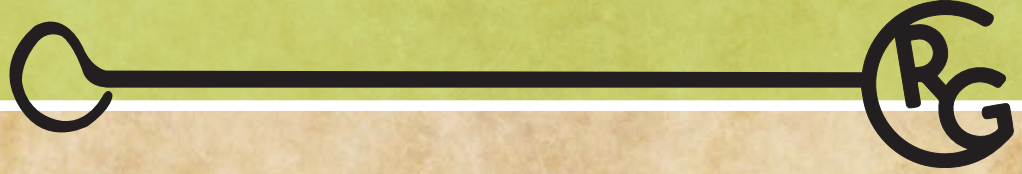




## RANCH AND RECREATIONAL PROPERTIES

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



### 2 STORY RANCHER IN BROCK AMERICA

7499 HWY 1189, LIPAN TX



**\$1,550,000**

- MASSIVE DEEP DIVING POOL
- LOTS OF OUTDOOR SPACE
- NICE SHOP W/ELECTRIC
- BEAUTIFUL LANDSCAPING
- BROCK ISD
- CORNER LOT

**JOHN MCGUIRE | 817.597.8776 | JOHN@CLARKREG.COM**  
**BRANDY SHIRES | 817.613.6709 | BRANDY@CLARKREG.COM**

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## PROPERTY INFORMATION

**Property Information:** BROCKAMERICA!! BROCK ISD!! BIG, NICE, STOUT 2 STORY RANCHER!!!! 4 BED, 4 BATH WITH STUNNING GREAT room featuring ENORMOUS Wood Burning Fireplace and SALOON STYLE WET BAR!! OPEN CONCEPT kitchen with functional island, granite counter tops, double ovens and FARMHOUSE SINK! VINTAGE FIREPLACE in master bedroom and TIFFANY GLASS WINDOW in master bathroom. BIG ROOMS with large walk-in closets throughout the home! Gameroom with balcony overlooking MONSTER, DEEP DIVING, SWIMMING POOL with ALL THE GOODS!!! SOLID WOOD DOORS and WINDOWS!!! EXCELLENT FENCING, MATURE TREES, and established landscape!! HARD CORNER in the middle of COWBOY COUNTRY directly across the street from GOLF AND THE BRAZOS RIVER!!!!

**Location:** I-20 West Exit 403 Dennis Rd, Go 5.5 miles, merge onto FM 1189 3.7 miles, home is on the corner of Big Valley and FM 1189 across from Sugartree Subdivision.

**Land Size:** 7 Acres

**Road Frontage:** Lots of Road Frontage

**Soils:** Sandy Loam

**Fencing:** Pipe

**Subdivide:** No



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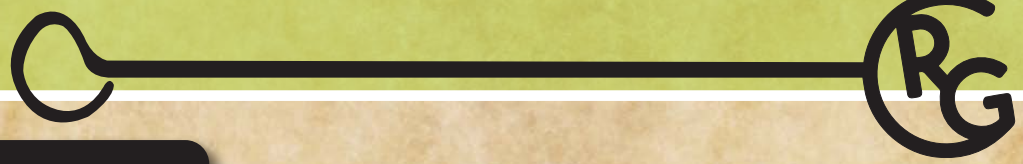
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# 4 BEDROOM 4 BATH



- ENORMOUS WOOD BURNING FIREPLACE
- SALOON STYLE WET BAR
- WOOD FLOORING
- WOOD WINDOWS AND DOORS

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## PROPERTY PHOTOS



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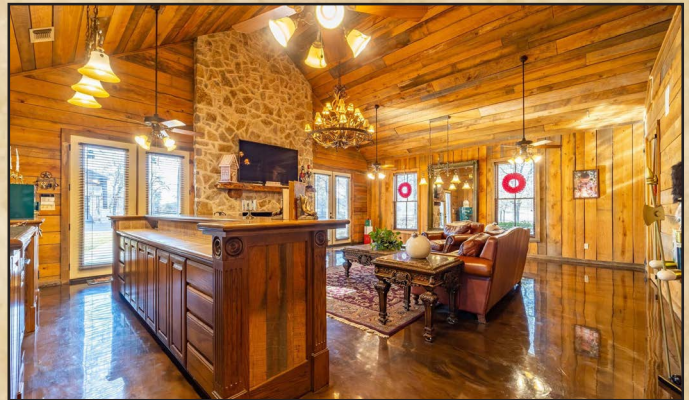
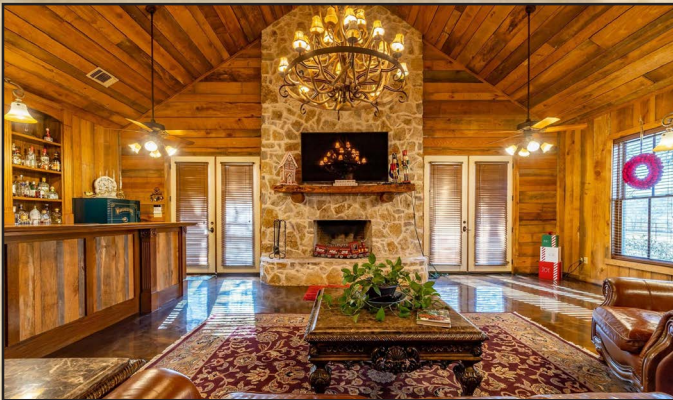


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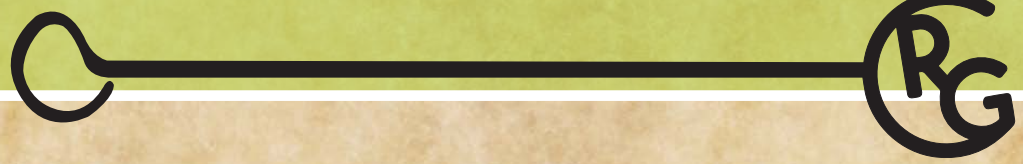
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**AERIAL**



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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 McGuire</u> Sales Agent/Associate's Name	<u>0668028</u> License No.	<u>john@clarkreg.com</u> Email	<u>(817) 597-8776</u> 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)**

TAR 2501

IABS 1-0

Clark Real Estate Group, 8901 E. Hwy. 377 Cresson, TX 76035  
Timothy Clark

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

IABS

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