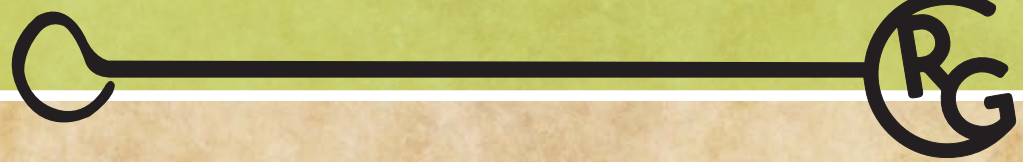




# RANCH AND RECREATIONAL

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



## TURN KEY HORSE PROPERTY

3295 COUNTY ROAD 156, BLUFF DALE



**\$772,500**

- 10.2 ACRES
- 2,400 SQ FT HOME
- OVERSIZED 3 CAR CARPORT
- 120'X300' ROPING ARENA
- ROPING BOXES AND CHUTE

**DEWAYNE ELSTON | 254.595.0587 | DEWAYNE@CLARKREG.COM**

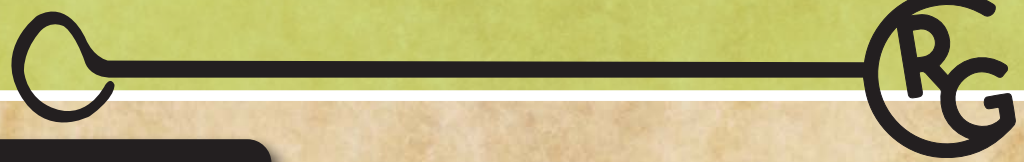
The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.





# RANCH AND RECREATIONAL

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



## PROPERTY INFORMATION

**Property Information:** Immaculate home on 10 +/- acres located in Morgan Mill ISD. Property features a metal and stone exterior 2400 square feet home that has open concept with 3 beds and 2 baths spray foam insulation. Custom cabinets and the master suite has an oversized jetted tub and huge closet. Almost a 1000 square feet of porches, an oversized 3 car carport and outside it has a 120 x 300 arena with roping boxes, chute and return alley. Barn has shipping container for storage, feed and tack. Has 3 stalls on one side and hay and equipment storage on the other. Cross fenced for turnouts and a calf trap at the back of the arena. Turn key horse property!

**Location:** GPS friendly address. Sign at the gate. 1.5 miles from the Morgan Mill Community Center on CR 156

**Land Size:** 10.2 Acres

**Soils:** Sandy Loam

**Road Frontage:** Yes CR 156 PAVED

**Fencing:** Cross Fenced

**Minerals:** No

**Subdivide:** No



**DEWAYNE ELSTON | 254.595.0587 | DEWAYNE@CLARKREG.COM**

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



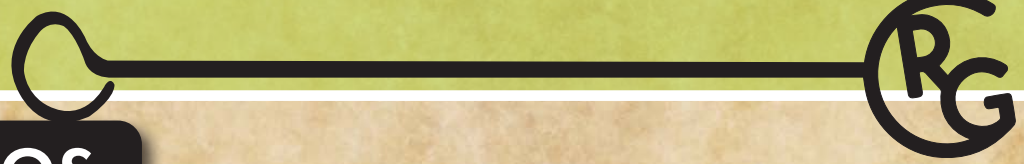


# RANCH AND RECREATIONAL

CATTLE & WORKING • CUTTING & EQUESTRIAN FACILITIES

HUNTING & RECREATIONAL • INVESTMENT

HIGH GAME • LARGE ACREAGE



## PROPERTY PHOTOS



**DEWAYNE ELSTON | 254.595.0587 | DEWAYNE@CLARKREG.COM**

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



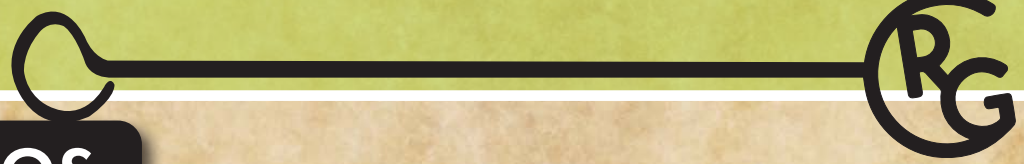


# RANCH AND RECREATIONAL

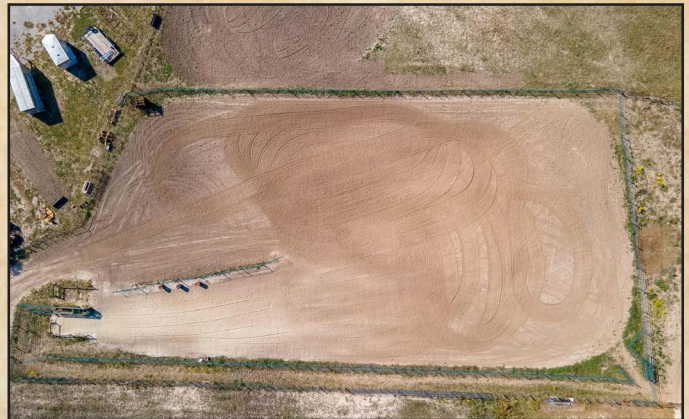
CATTLE & WORKING • CUTTING & EQUESTRIAN FACILITIES

HUNTING & RECREATIONAL • INVESTMENT

HIGH GAME • LARGE ACREAGE



## PROPERTY PHOTOS



**DEWAYNE ELSTON | 254.595.0587 | DEWAYNE@CLARKREG.COM**

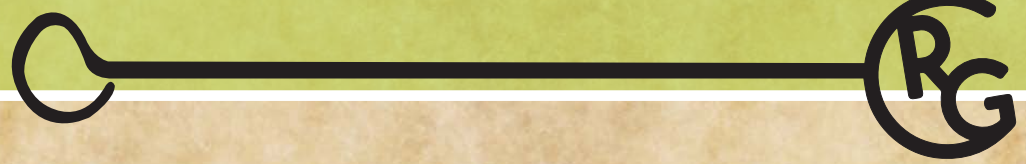
*The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.*





# RANCH AND RECREATIONAL

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



**AERIAL**



**DEWAYNE ELSTON | 254.595.0587 | DEWAYNE@CLARKREG.COM**

*The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.*





## 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.

<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 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/ Associate	License No.	Email	Phone
<b>Dewayne Elston</b>	<b>659185</b>	<b>dewayne@clarkreg.com</b>	<b>(254)595-0587</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