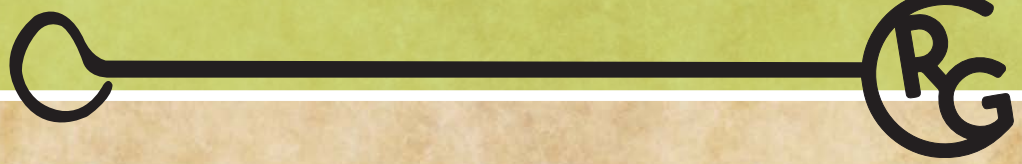




RANCH AND RECREATIONAL PROPERTIES

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



BREATHTAKING BEAUTY IN THE MIDDLE OF THE COUNTRY!

TBD FM 2823, DUBLIN



\$3,916,000

- 472 ACRES
- 3 NEW DWELLINGS
- NATIVE GRASS
- 3 WELLS
- 170 ACRES OF CROP PRODUCTION
- NEW FENCES

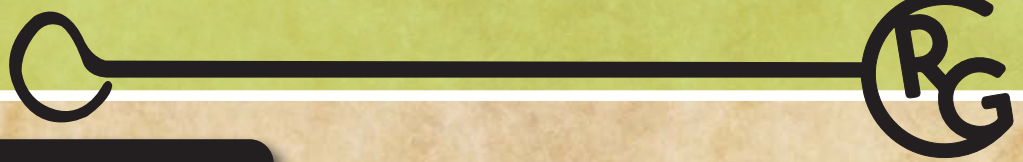
ASHLEY LEE | 325.451.0921 | ASHLEYLEE@CLARKREG.COM

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PROPERTY INFORMATION

Property Information: Breathtaking beauty in the middle of the country! Its a must see to appreciate its beauty. Auto pipe entry gate welcomes you to 2 custom homes with lots of amenities. Ranch is in pristine condition, ready to move in & enjoy. Currently used for cattle & crops, but has great wildlife. Pipe fenced & cross fenced. 170 acres cultivated land currently planted in wheat. Ranch also has lots of native grass, rolling terrain, 2 lakes, concrete low water crossings, new roads, & rocked water troughs. Cabin features an outdoor living area with firepit. The main home is to be complete in March. Its a 2bed 2ba with beautiful views & large windows. 4 bay equipment barn. A ranch ready to call home with endless possibilities!

Location: 15 minutes to Dublin

Land Size: 472 Acres

Road Frontage: Asphalt & County

Minerals: Owner to keep 100%

Terrain: Rolling

Vegetation: lots of native grass & 170 acres of cultivation

Fencing: 6 strand barbed wire & pipe fencing

Utilities: Co-op electricity, septic, water wells

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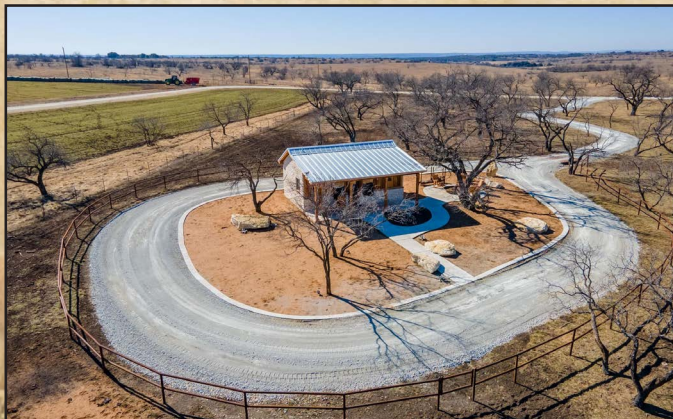
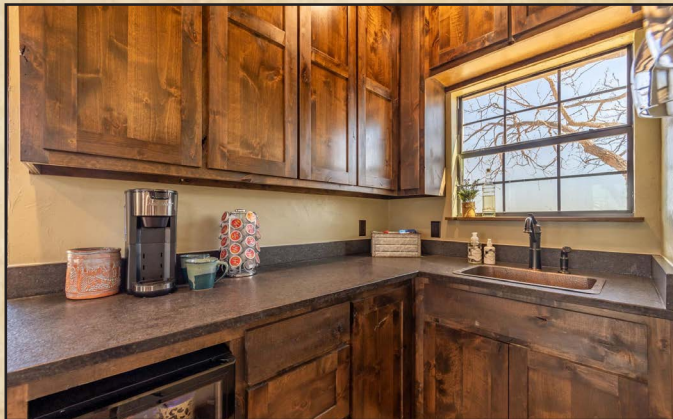
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PROPERTY PHOTOS



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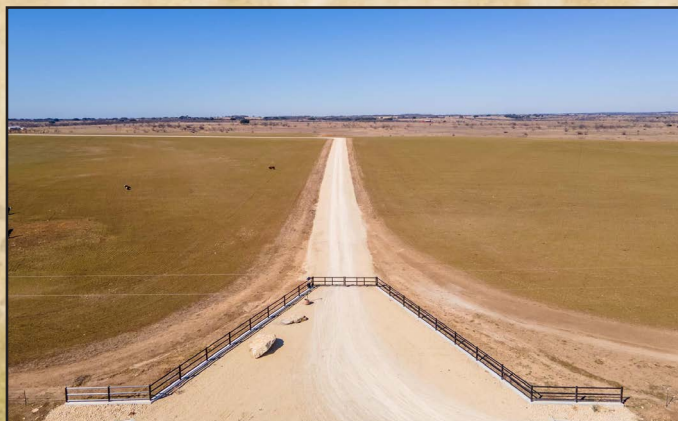


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PROPERTY PHOTOS



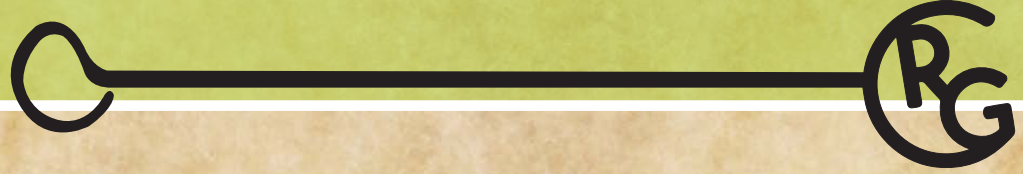
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AERIAL



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11/2/2015

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.

Clark Real Estate Group	0590750	tim@clarkreg.com	(817)458-0402
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clark Real Estate Group	590750	tim@clarkreg.com	(817)458-0402
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
ASHLEY LEE	743769	ashleylee@clarkreg.com	(325)451-0921
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

IABS 1-0 Date