



RANCH AND RECREATIONAL PROPERTIES

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



BRING YOUR HORSES

1212 OLD AGNES RD, WEATHERFORD 76088



\$980,000

- +/- 20 ACRES
- 3 Bed, 2 Bath, 1,728 sqft
- RV Storage w/Electric
- Large Stock Tank

JOHN McMACKIN | 817.992.4423 | JTM@CLARKREG.COM

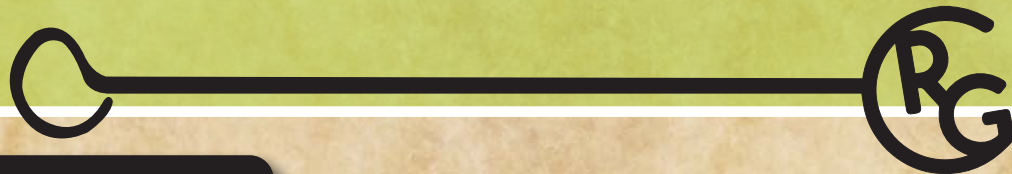
DAN GOAD | 210.884.3448 | DAN@CLARKREG.COM

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PROPERTY INFORMATION

Property Information: BRING YOUR HORSES!!! 20 acre horse property less than 8 miles from the Weatherford town square. Complete with a great 1,728 sf 3 bed 2 bath home that was newly updated in the spring of 2022. The home is an open concept and has a great floor plan. Great house yard landscaping. Large trees shade the yard and home. This horse place has everything you want. Loaded with improvements. Good sandy loam soil, large stock tank, well water piped throughout, septic, and storage, storage, storage. Good fencing. Two Con-Ex containers, covered RV storage with electricity, large open covered machine storage, two storage sheds, fenced and crossed. With an electric main front entry gate and secured package delivery repository. Rolling terrain with scattered lightly dispersed trees provide shade yet open for good grass. If you are looking for a great horse place close to town with beautiful views and loads of amenities, this needs to be added to your short list.

Land Size: 19.985 acres

Road Frontage: State Road

Appurtenance: Stock tank, Covered RV Storage, Electric Entry

Vegetation: Cleared

Soils: Sandy Loam

Fencing: Barbed Wire, Wire

Subdivide: No

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PROPERTY PHOTOS



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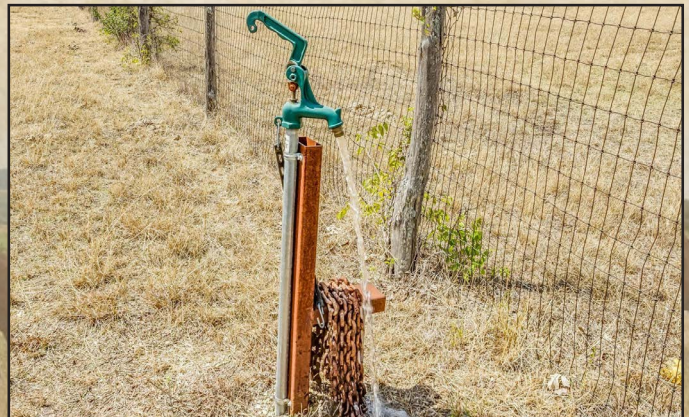


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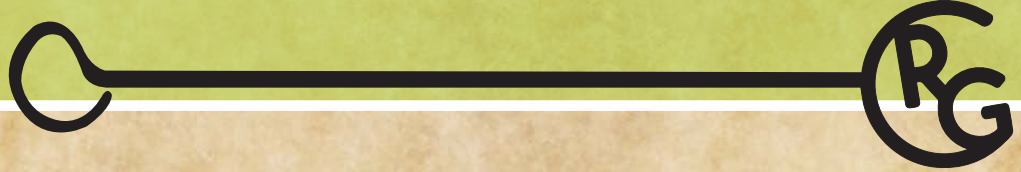
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AERIAL



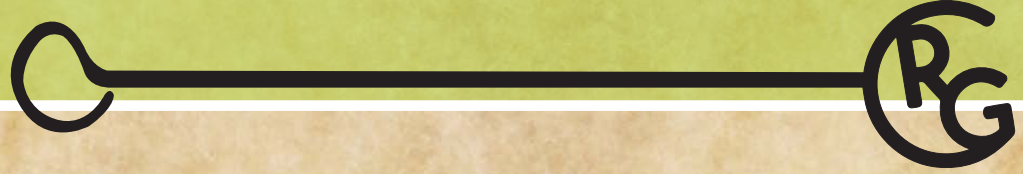
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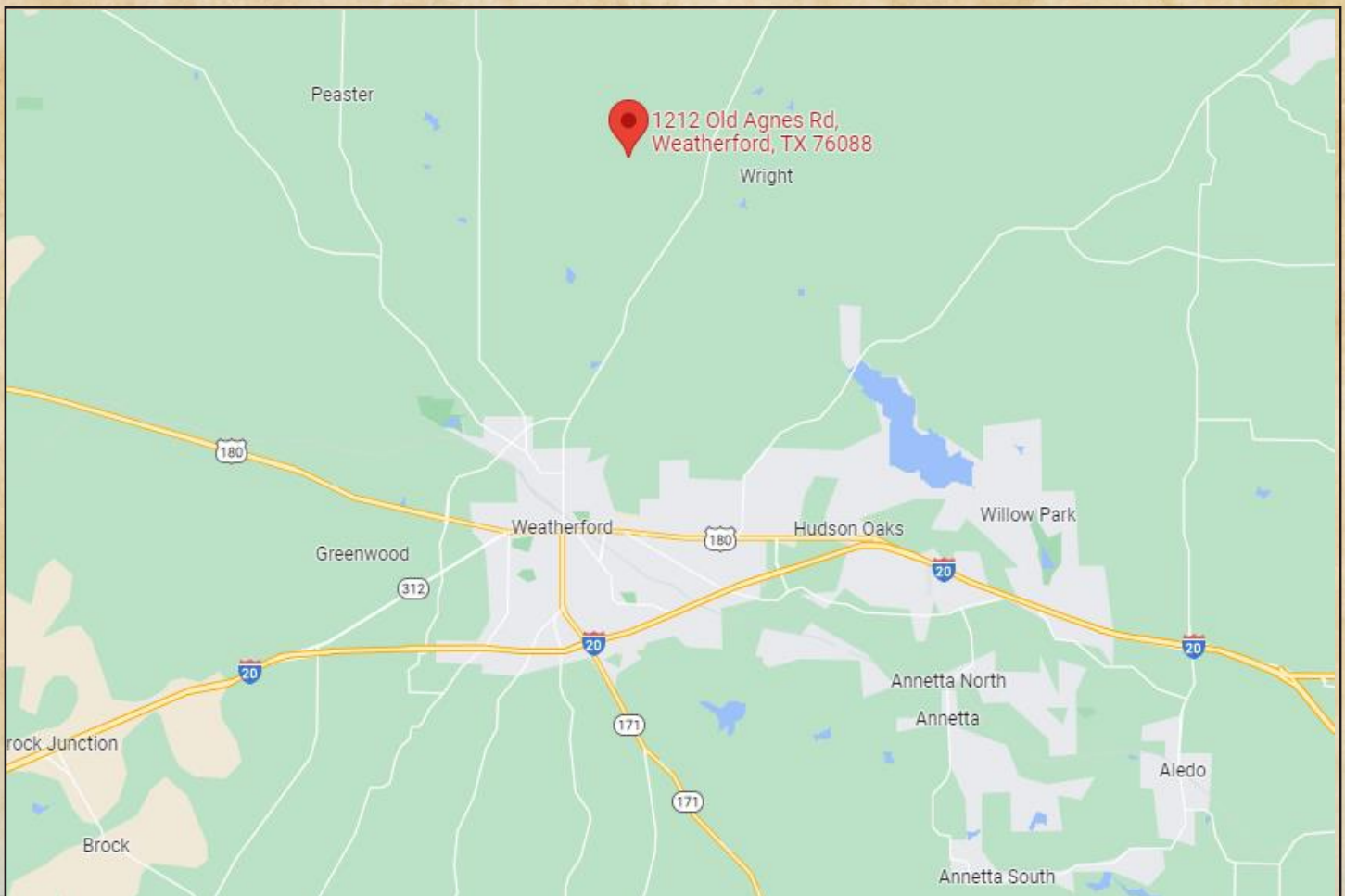


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STREET MAP



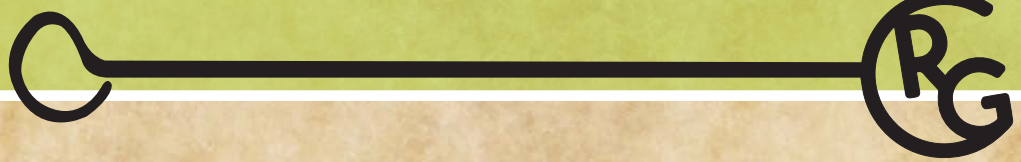
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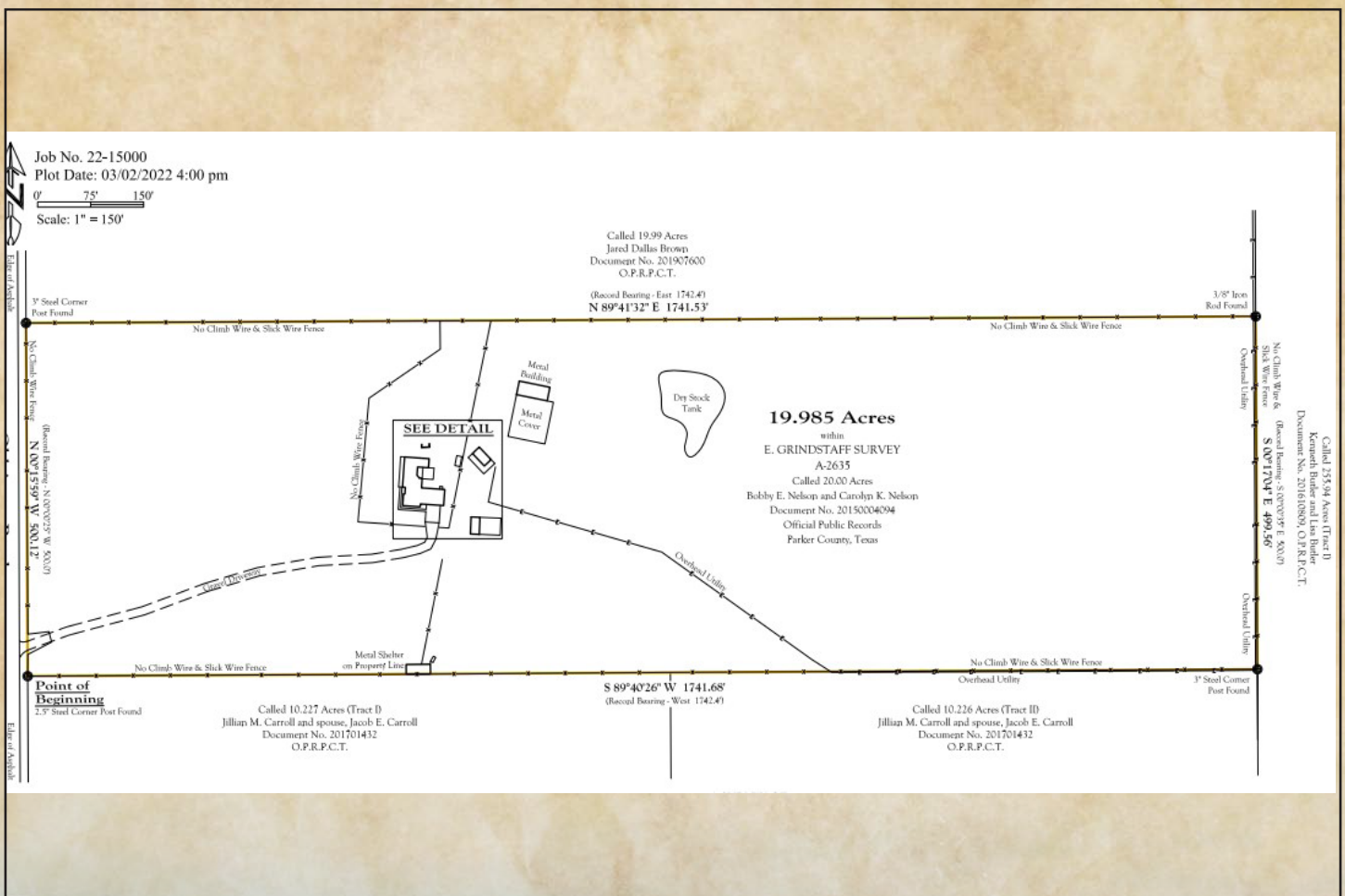


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SURVEY



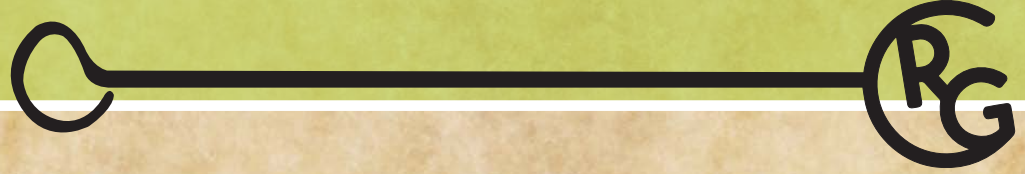
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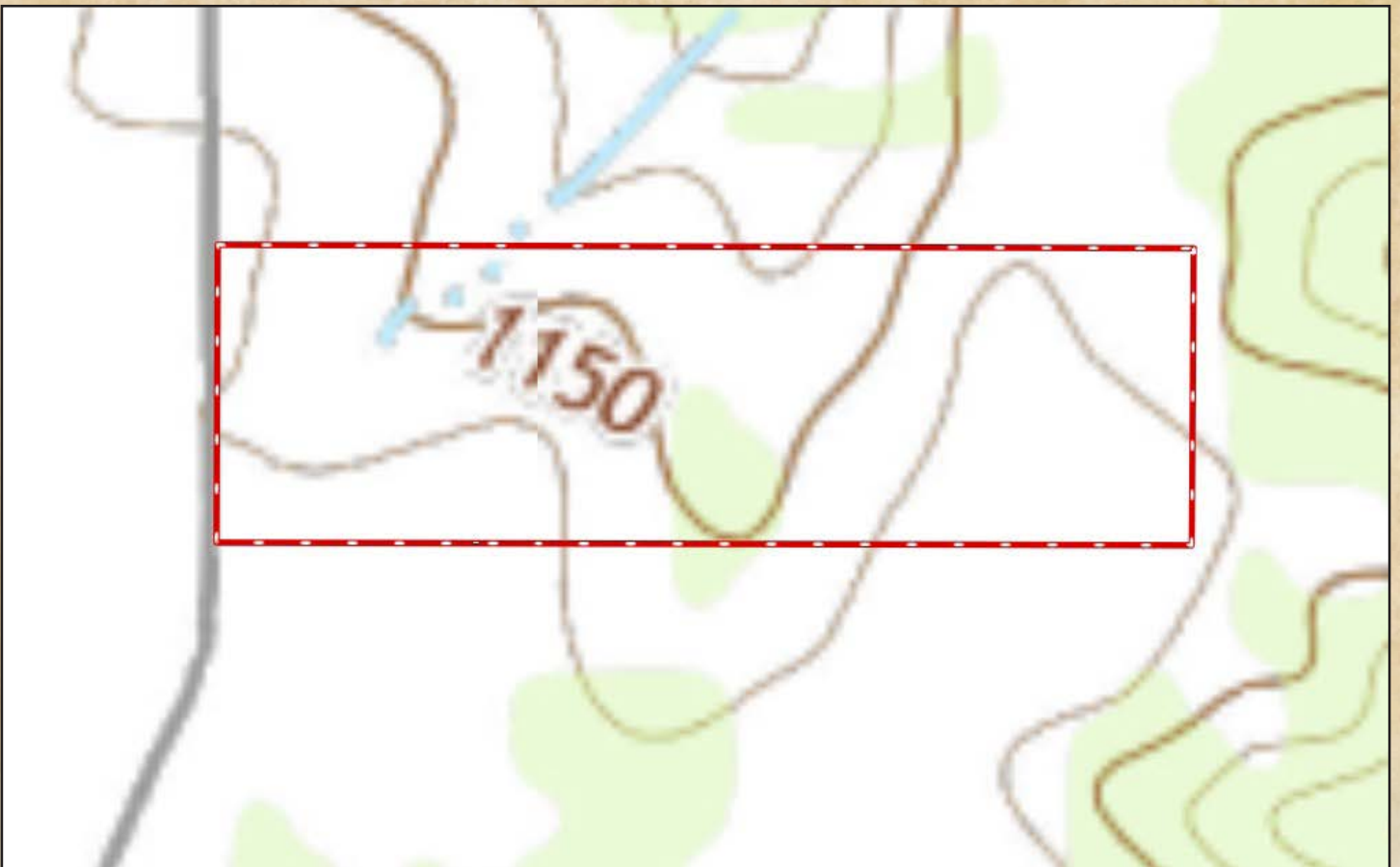


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TOPO



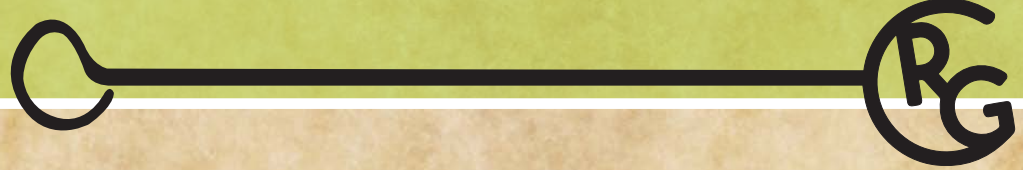
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SOIL



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ALE	Aledo-Bolar association, 1 to 8 percent slopes	17.78	89.08	0	21	6e
VeC	Venus loam, 3 to 5 percent slopes	2.18	10.92	0	62	3e
TOTALS		19.96(*)	100%	-	25.48	5.67

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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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 McMackin</u> Sales Agent/Associate's Name	<u>687523</u> License No.	<u>jtm@clarkreg.com</u> Email	<u>(817) 992-4423</u> 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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