

— IMPROVED RANCH | FOR SALE —  
**~130 AC IN LINDALE, TEXAS**



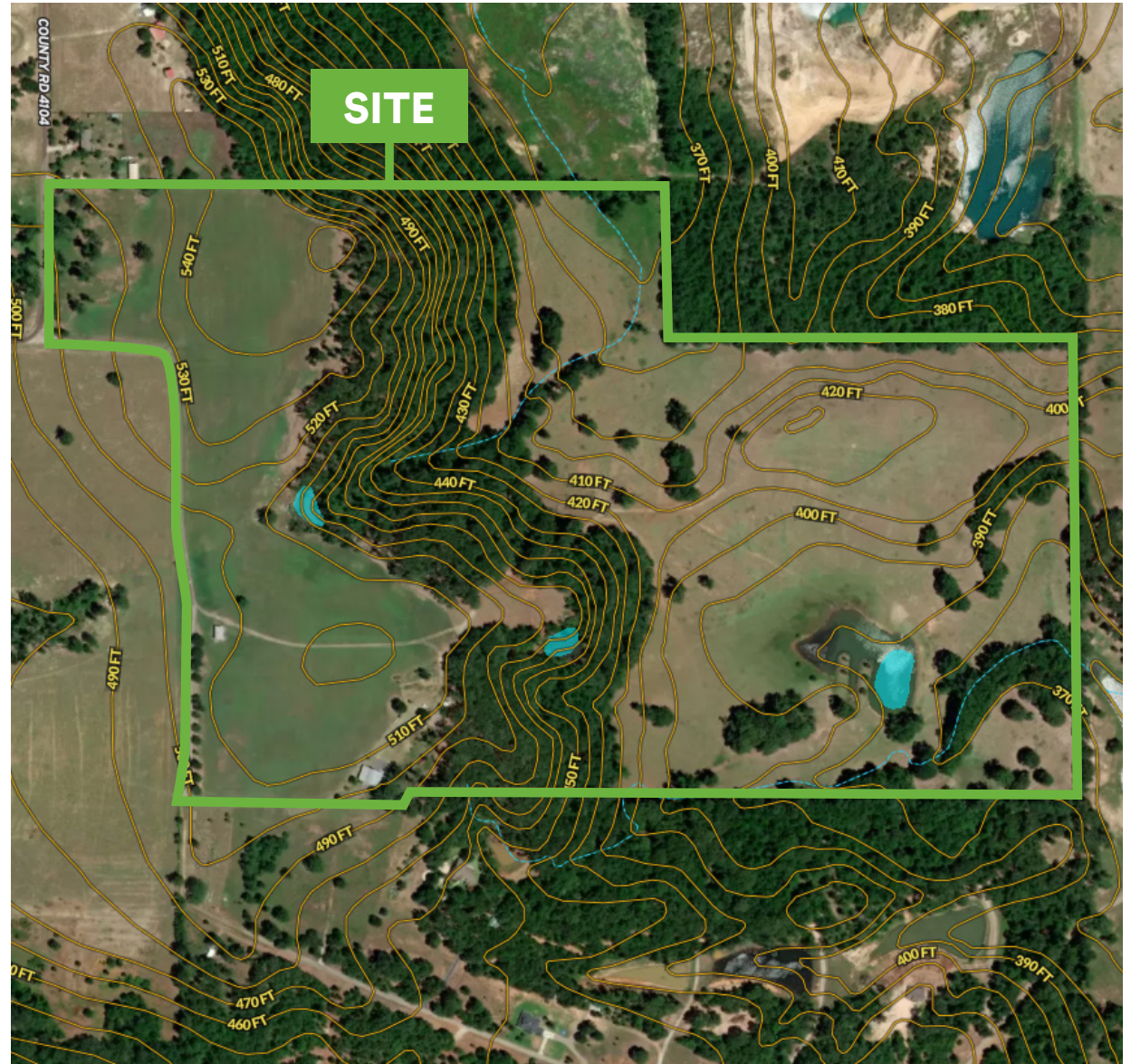


# ~130 AC IN LINDALE, TEXAS

17486 COUNTY ROAD 4104, LINDALE, TX 75771

## PROPERTY HIGHLIGHTS

- Property consists of 130 acres, just 5 miles East of Lindale and within Lindale ISD
- Stunning views with 180' of elevation changes
- Blacktop driveway from CR 4104 to the timber frame barn
- Easily divisible for development with public water on-site



**SALES PRICE**  
**\$3,250,000**







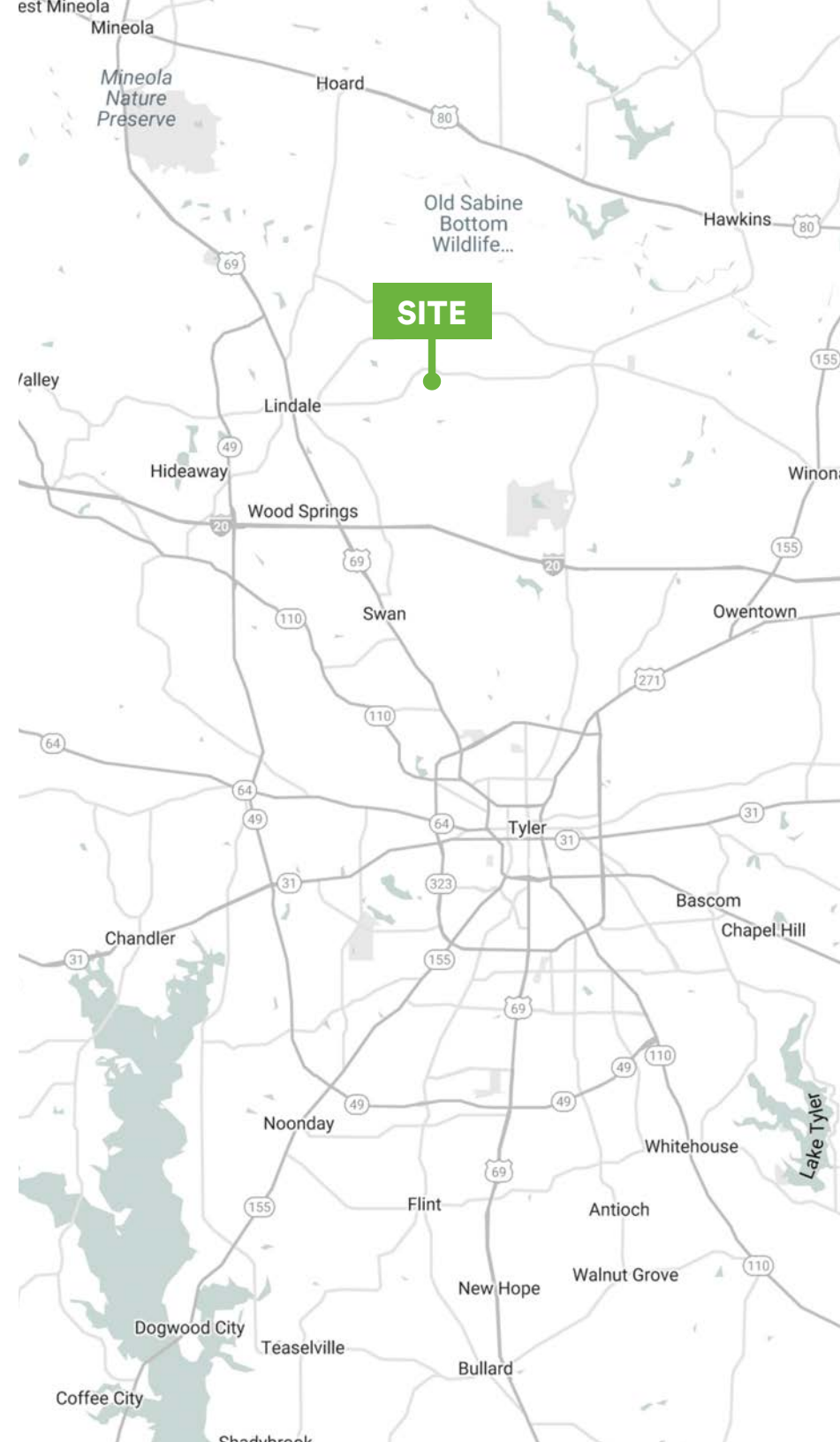


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## PROPERTY INFORMATION

<b>Size</b>	+/- 130 acres
<b>Location</b>	17486 County Road 4104, Lindale, TX 75771 Smith County
<b>Improvements</b>	Main Improvement being a timber frame house/barn with 1,500 SF living area, 4 bedroom, 2.5 bath, drive through barn with loft and storage area. Additional improvements consists of a 1,200 SF second residence with 3 bedroom, 1 bath, and a 1,000 SF metal barn with concrete flooring.
<b>Frontage/Access</b>	+/- 460' on CR 4104
<b>Topography/ Water Features</b>	3 ponds, 180' of elevation changes with 20 mile views
<b>Wildlife</b>	Deer, dove, ducks, hogs
<b>Flood Plain</b>	None
<b>Minerals</b>	Any owned will convey, seller believes they own 25% of minerals



# INFORMATION ABOUT BROKERAGE SERVICES

*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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



**Jay Tjoelker**  
Vice President | Land Services  
**D:** 979.977.6094 **C:** 281.750.5776  
Jay.Tjoelker@OldhamGoodwin.com

## Bryan

2800 South Texas Avenue, Suite 401  
Bryan, Texas 77802  
O: 979.268.2000

## Fort Worth

2220 Ellis Avenue  
Fort Worth, Texas 76164  
O: 817.512.2000

## Houston

5050 Westheimer Road, Suite 300  
Houston, Texas 77056  
O: 281.256.2300

## San Antonio

1901 NW Military Highway, Suite 201  
San Antonio, Texas 78213  
O: 210.404.4600

## Waco/Temple

18 South Main Street, Suite 500  
Temple, Texas 76501  
O: 254.255.1111



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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.