

REPUBLIC RANCHES LLC

Our Legacy is in the Land

MT. PISGAH LAND & CATTLE RANCH

105± Acres | \$2,100,000 | Van Zandt County, Canton, TX

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DESCRIPTION

The Mt. Pisgah Land & Cattle Ranch is a unique rural property in the south central portion of Van Zandt County. This ranch features 2 homes, good topography, manicured pasture, and is easily accessible off of multiple road frontages. Located only a few miles from Canton Texas and 1 hour from Dallas, this allows for more time relaxing than driving.

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STORM SANDS

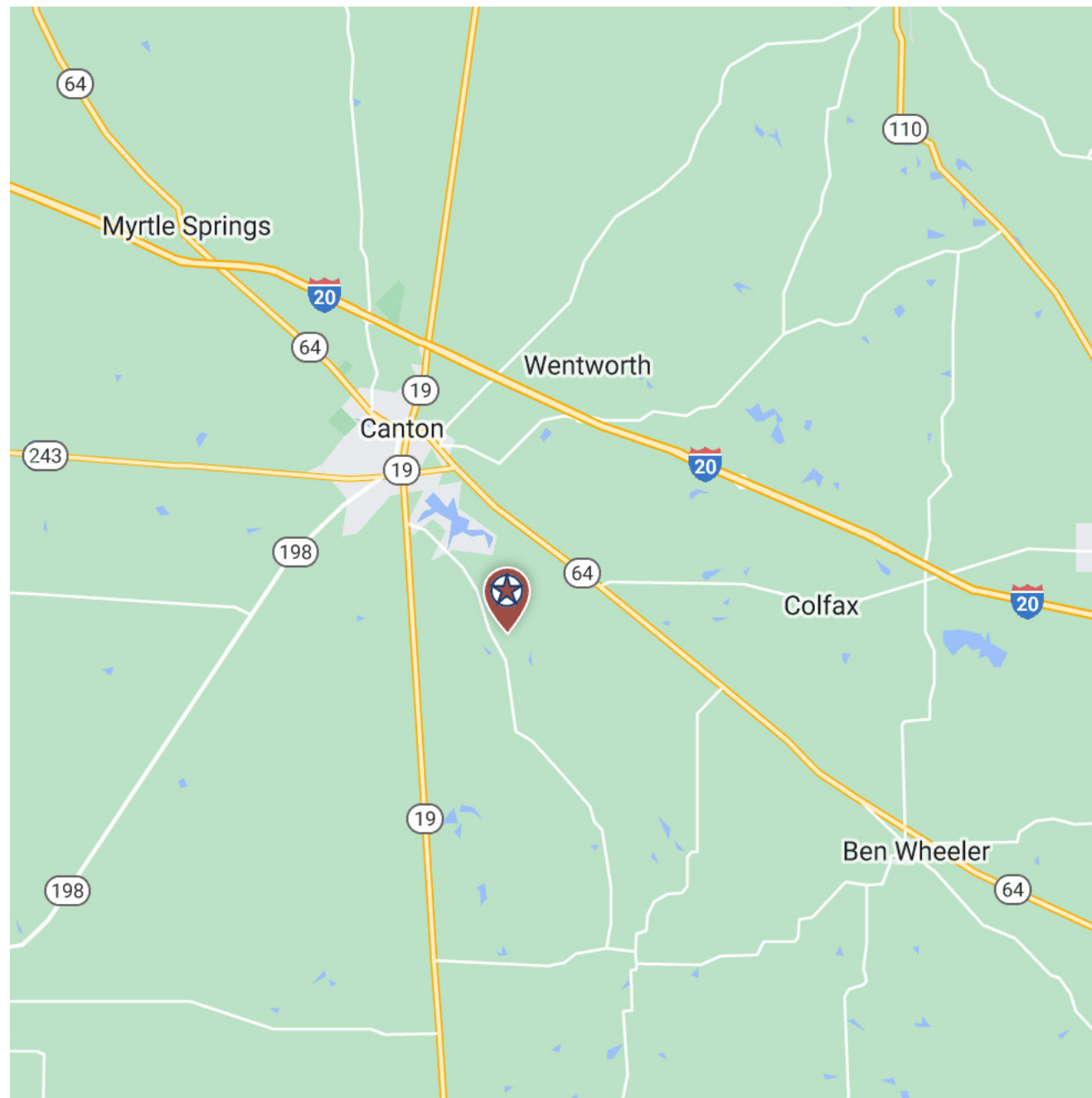
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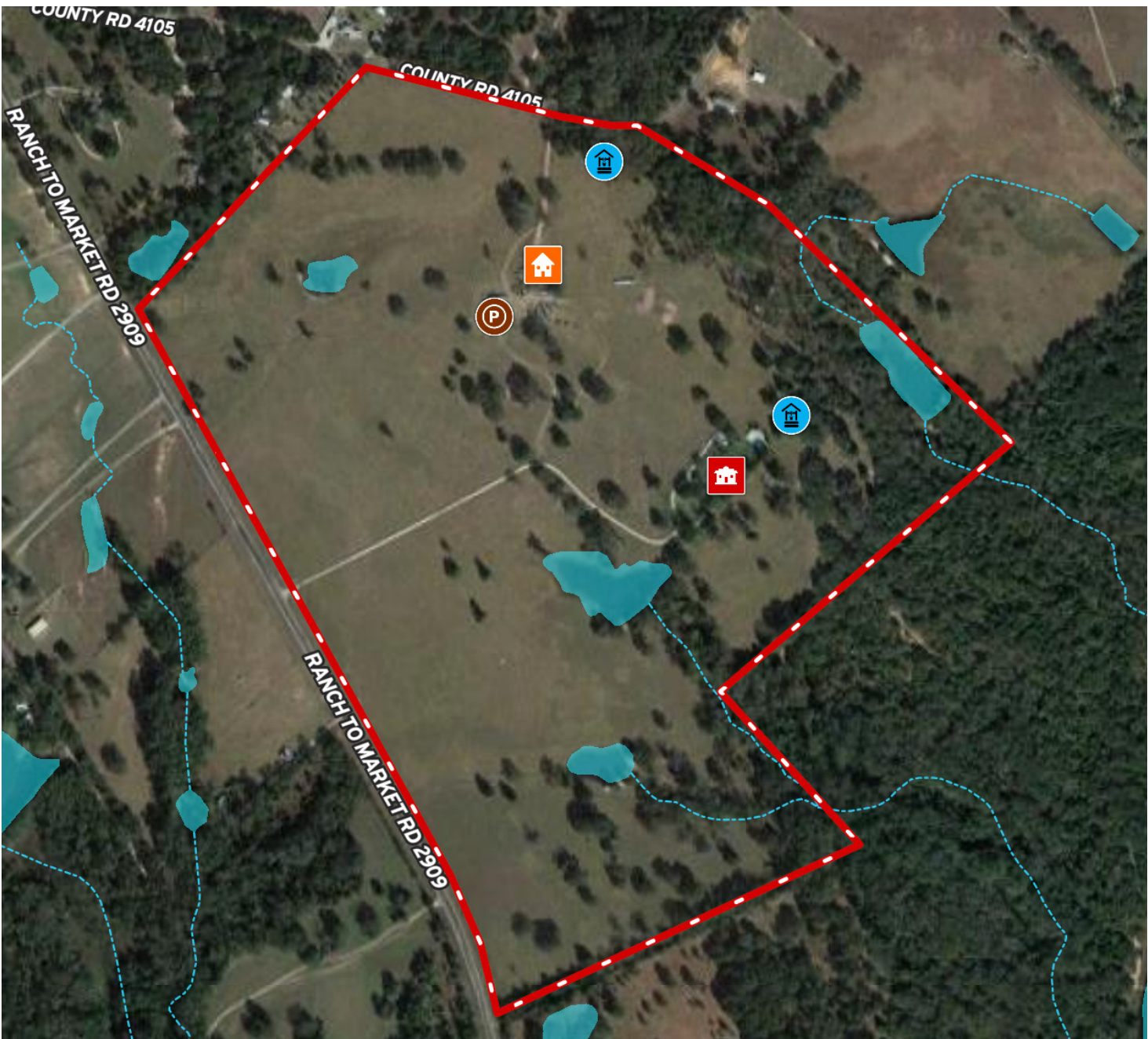
storm@republicranches.com

LOCATION

The ranch is located 4 miles south of Canton and 23 miles north of Athens. The property is accessed from FM 2909 or CR 4105, located 1 hour from Dallas, and 4 hours from Houston.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

Majority of this property contains improved pasture that includes Bermuda and Bahia grasses. In recent years the ranch has been focused on hay production. The clean hilltop pasture on the road frontage transitions to scattered mature trees and finally to a densely wooded eastern boundary including a variety of Oak trees. The rolling topography features approximately 50' of elevation change and loamy soils.

WILDLIFE

Whitetail, waterfowl, hogs, and other native wildlife can be pursued on this property. The ranch has very low human traffic allowing wildlife to feel comfortable on their normal travel patterns. All the ponds offer good fishing and a quality option for waterfowl.

IMPROVEMENTS

The attractive 2-story main home was constructed in the late 1970s containing 2,900 sqft in a private portion of the ranch. The first floor includes a large kitchen with a connected back porch and rear entry. There are also 2 living rooms with one open to the dining room that incorporate charm and views of the backyard and pool area. The home features 3 bedrooms and 3 bathrooms upstairs with a 1/2 bathroom downstairs.

Additionally, the ranch has a nice 1965 ranch home that is approximately 1,620 sqft and has a separate private entry. This home contains 3 bedrooms and 1 bathroom with an adjacent livestock barn and corrals. The property is fenced and cross fenced with nice entryways off of FM 2909 and CR 4105.

WATER

The improvements are serviced by 2 water wells. This parcel has 4 good ponds with some natural springs.

ELECTRICITY

Trinity Valley Electric services the improvements.

MINERALS

The seller does not own any minerals.

TAXES

Ranch shown by appointment only.
The annual property taxes are estimated at \$3,000. The main home is not currently being taxed due to owners exemptions.





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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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