



**11819 BAKERS CROSSING RD**

**BLUFF DALE, TX 76433**

**110+ ACRES IN THE PALUXY RIVER VALLEY  
HOME OF THE PALUXYSAURUS JONESI DIG SITE**



**PROPERTY INFORMATION:**

- 110.835 ACRES
- 100' OF ELEVATION CHANGE
- 4 STOCK TANKS
- NEARLY A MILE OF RICHARDSON CREEK FRONTAGE
- 45 ACRES IN CULTIVATION FOR HAY AND CROPS

**SALE PRICE: \$1,546,148**



**TIM CLARK, CCIM**  
**817.578.0609**  
**TIM@CLARKREG.COM**

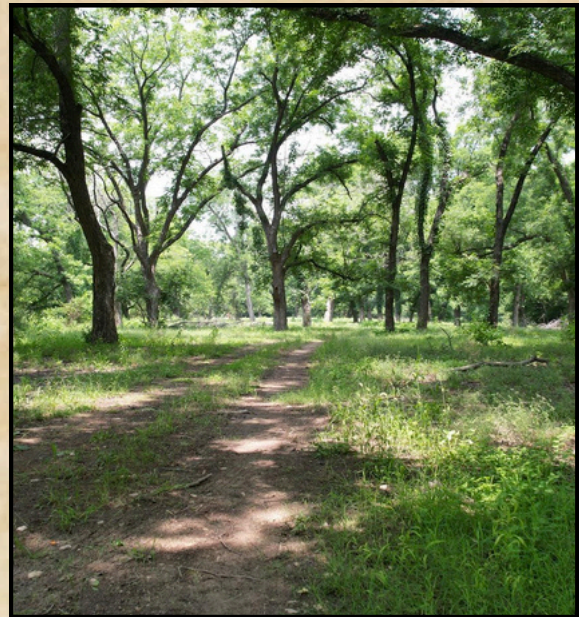
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## PROPERTY PHOTOS



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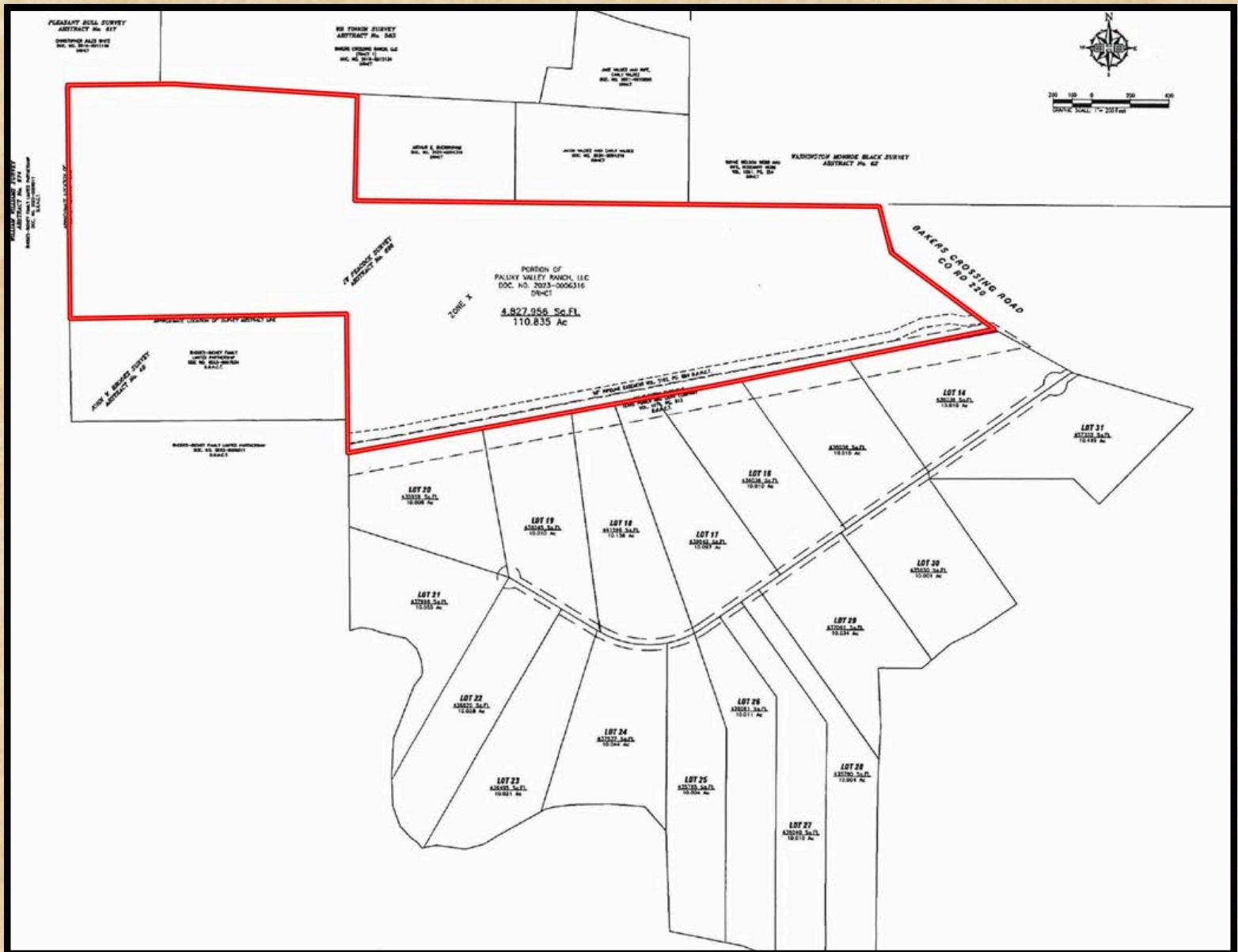
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## PROPOSED PLAT FOR FUTURE DEVELOPMENT



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## TOPO MAP



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## **PALUXYSAURUS JONESI DISCOVERED ON THIS RANCH**

Paluxysaurus jonesi's name comes from the location of the dig site, a sandstone quarry on the Jones Ranch in Hood County, TX. This site was close to the town of Paluxy on the Paluxy River.

It took 16 years for students, faculty, staff, and volunteers from Southern Methodist University, the Museum, and other organizations to uncover, clean, and mount the pieces on view. The sandstone matrix surrounding Paluxysaurus was difficult to remove specimens from, so some parts of the skeletons are still embedded in blocks of quarry rock and stored in the museum's collection.

After paleontologists confirmed these bones belonged to a new species of dinosaur. The State Legislature passed a bill making Paluxysaurus jonesi the official State Dinosaur of Texas in 2009! During the Museum's 75th anniversary, Paluxysaurus jonesi was moved from the Dino Labs exhibit to a prominent position in the Museum's atrium.



### **FUN FACTS**

- Paluxysaurus jonesi was estimated to stand about 12 ft high at the shoulder and weighed 20 tons.
- From nose to tail, the dinosaur measured about 60 ft long.
- One Paluxysaurus jonesi femur bone fossil weighs approximately 200lbs.
- It took six weeks to move Paluxysaurus jonesi from one end of the Museum to the other.



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## 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<br>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/<br>Associate                      | License No.    | Email                   | Phone                |
| <b>Tim Clark</b>  | <b>0516005</b> | <b>tim@clarkreg.com</b> | <b>(817)578-0609</b> |
| Sales Agent/Associate's Name  | License No.    | Email                   | Phone                |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date