

518 ACRES FOR SALE

Blackwell, TX 79506



LAND FOR SALE

Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

C: 817.233.7100

rwebb@silveroakcre.com

518 ACRES FOR SALE

LAND FOR SALE

518 Acres, Blackwell, TX 79506



Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

C: 817.233.7100

rwebb@silveroakcre.com



SILVER OAK
COMMERCIAL REALTY

Silver Oak Commercial Realty



920 S. Main Street, Suite 100, Grapevine, TX 76051



817.849.8282



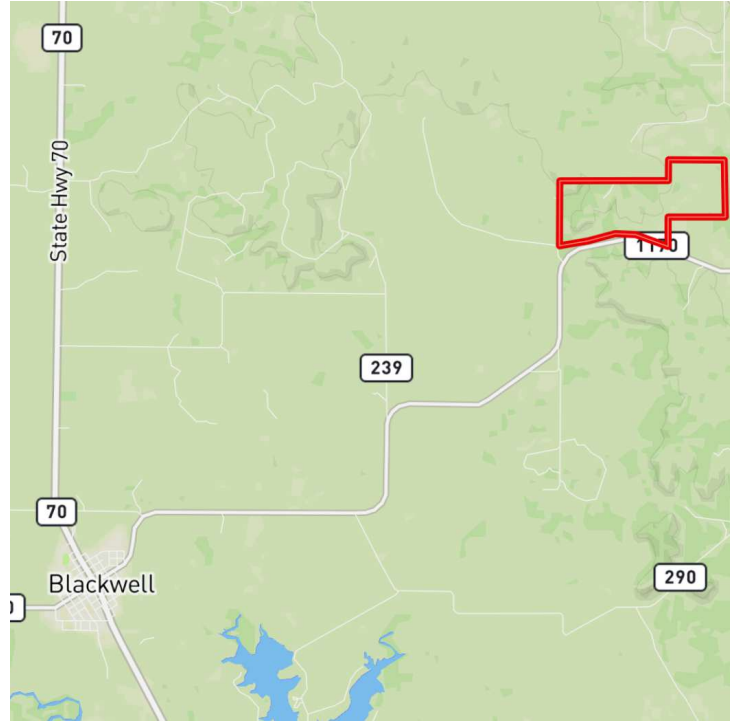
<http://silveroakcre.com>

This communication may contain confidential, proprietary or privileged information and is intended solely for the individual(s) or entities. Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments. Except as expressly stated, Silver Oak Commercial Realty, LLC makes no guarantee, warranty or representation as to the information contained herein or in any attachment hereto and assumes no responsibility for any error, omission or inaccuracy in any such information. Delivery of this communication is not intended to waive any legal rights or privileges of Silver Oak Commercial Realty, LLC.

518 ACRES FOR SALE

LAND FOR SALE

Blackwell, TX 79506



OFFERING SUMMARY

Sale Price:	\$1,243,200
Lot Size:	518 Acres
Price / Acre:	\$2,400

PROPERTY OVERVIEW

Nestled in the picturesque landscape of Blackwell, TX, this remarkable 518-acre property offers a unique opportunity for hunting, cattle, and recreational land enthusiasts. Boasting an existing mobile home, 100% conveyed minerals, and 2 water wells, the property provides the perfect foundation for a variety of uses. With its diverse terrain, abundant natural resources, and expansive open spaces, it is tailor-made for outdoor enthusiasts and those seeking a tranquil retreat. Whether considering livestock, wildlife, or leisure activities, this exceptional property offers the ideal setting to enjoy the beauty of nature and create lasting memories. With its impressive features and versatile potential, this property is a rare find for those seeking a piece of land with endless possibilities.

PROPERTY HIGHLIGHTS

- Located in Blackwell area (Northeast of town of Blackwell) off of Frontage 1170
- 518 acres of versatile terrain
- Ideal for hunting and cattle
- Existing mobile home on property
- 100% mineral rights conveyed

[View Video](#)

Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

C: 817.233.7100

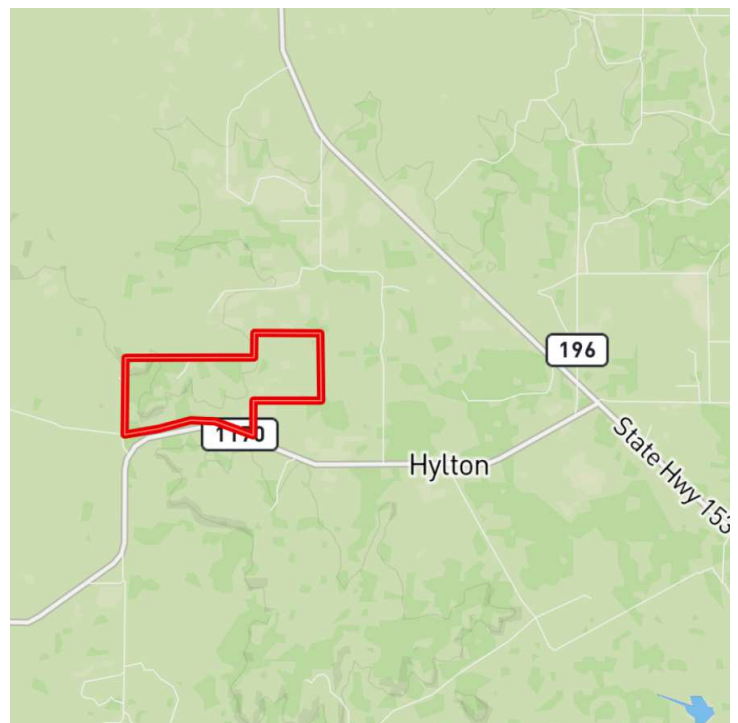
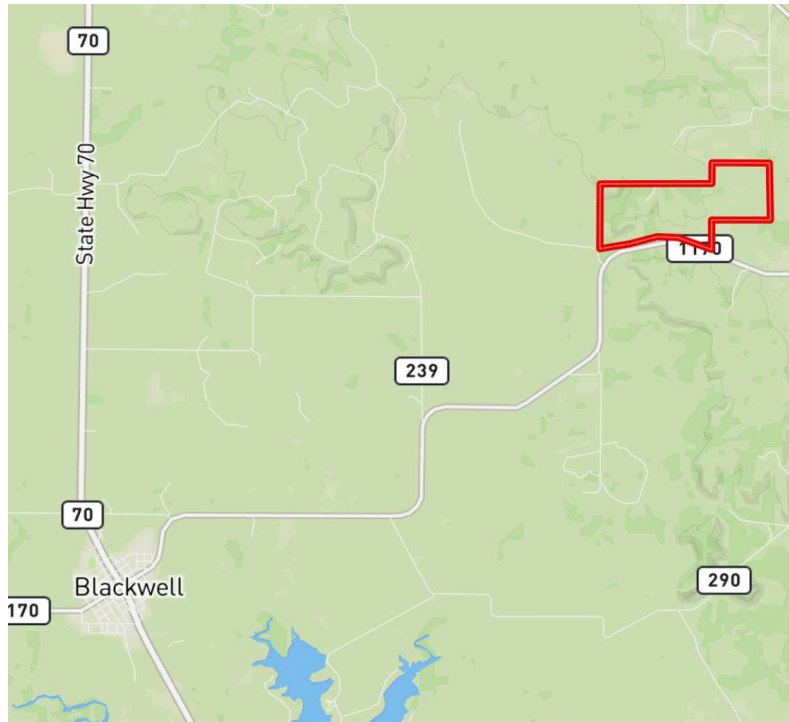
rwebb@silveroakcre.com



518 ACRES FOR SALE

LAND FOR SALE

518 Acres, Blackwell, TX 79506



Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

C: 817.233.7100

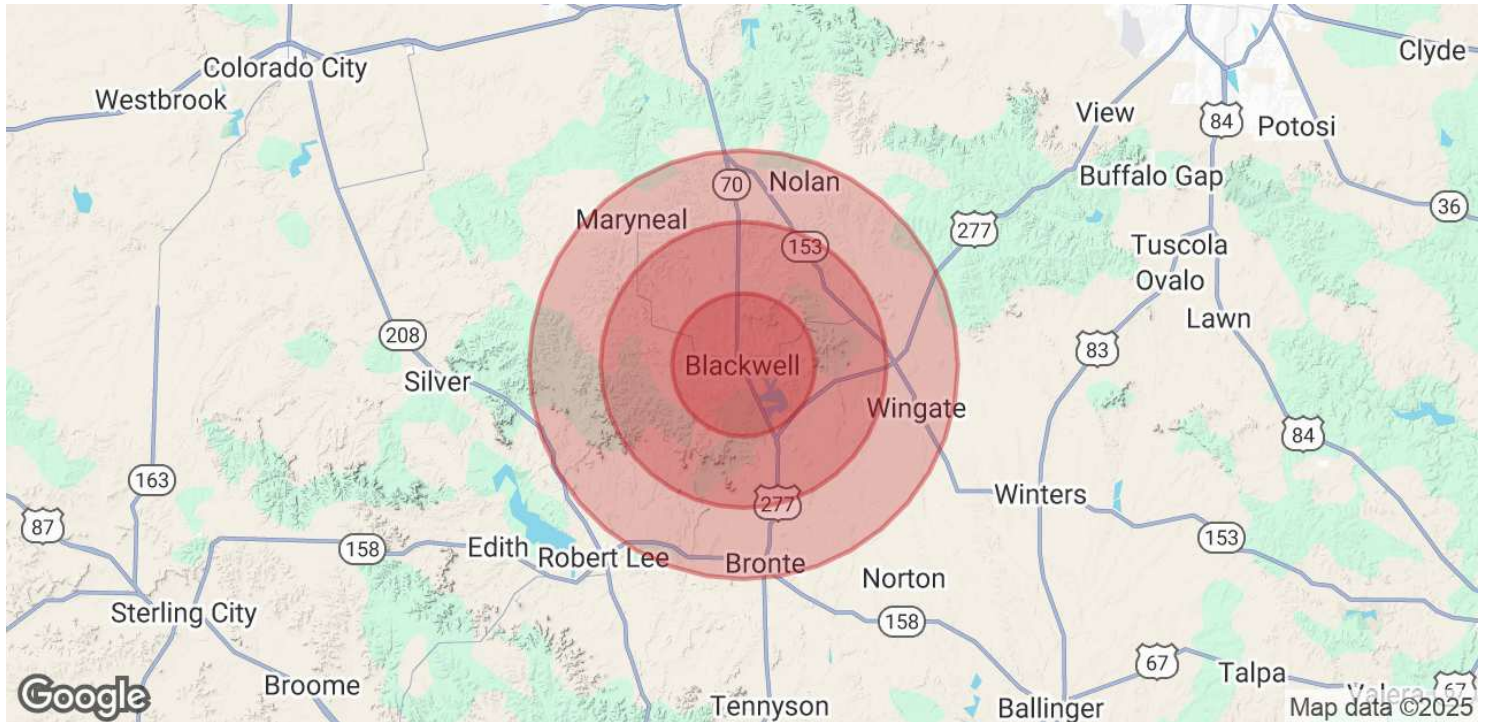
rwebb@silveroakcre.com



518 ACRES FOR SALE

LAND FOR SALE

518 Acres, Blackwell, TX 79506



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	542	773	2,353
Average Age	49	49	47
Average Age (Male)	49	48	46
Average Age (Female)	50	50	47

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	242	345	1,016
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$84,170	\$83,996	\$81,142
Average House Value	\$158,067	\$161,005	\$159,940

Demographics data derived from AlphaMap

Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

C: 817.233.7100

rwebb@silveroakcre.com





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Silver Oak Commercial Realty, L	9000679	info@silveroakcre.com	817-849-8282
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Leatherwood	0493949	jleatherwood@silveroakcre.com	817-849-8282
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russ Webb	488983	rwebb@silveroakcre.com	817-849-8282
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date