

130+/- ACRE LESLEY, TX

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ABOUT US

Clear Rock Farm and Ranch is a trusted farm and ranch real estate group dedicated to helping landowners and investors achieve their goals. With deep agricultural roots, market expertise, and a commitment to personalized service, we guide clients through every step of buying and selling land. From working farms and ranches to investment acreage and legacy properties, Clear Rock Farm and Ranch delivers the insight and strategy needed to make confident, strategic real estate decisions.

VISIT US AT

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Offering Details

| | |
|---------------|------------------|
| Asking Price: | \$3,650 per Acre |
| Acreage: | 130 Acres |
| Total: | \$474,500 |

130± Acre Irrigated Farm – Hall County, Texas

This 130± acre farm in Hall County offers a productive agricultural opportunity with newly developed improvements and reliable water resources. The property includes two irrigation wells, one of which is brand new and a brand-new 6-tower Reinke pivot system. The pivot currently irrigates approximately 80 acres and, according to the owner, produces 350+ gallons per minute (GPM). With modern equipment and strong water supply, this farm is well suited for a variety of crops.

The balance of the acreage is in dryland and supporting farm ground, offering additional rotation flexibility. Whether you're expanding your operation or seeking an investment in a proven farming region, this Hall County farm presents a turn-key opportunity with infrastructure already in place.

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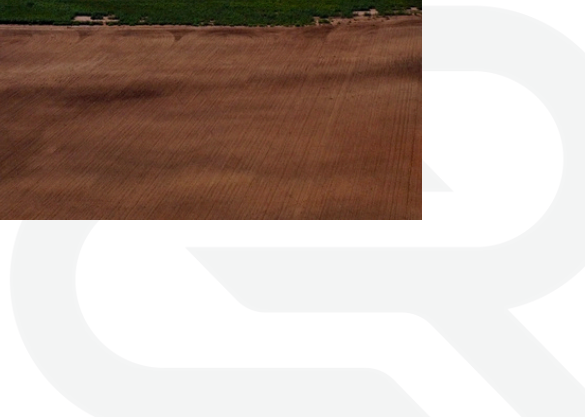
| Improvements | Year | Cost |
|----------------------------|------|-----------|
| New Reinke 6 tower Pivot | 2024 | \$92,880 |
| Irrigation Wells | 2024 | \$22,687 |
| Total Capital Improvements | | \$115,567 |



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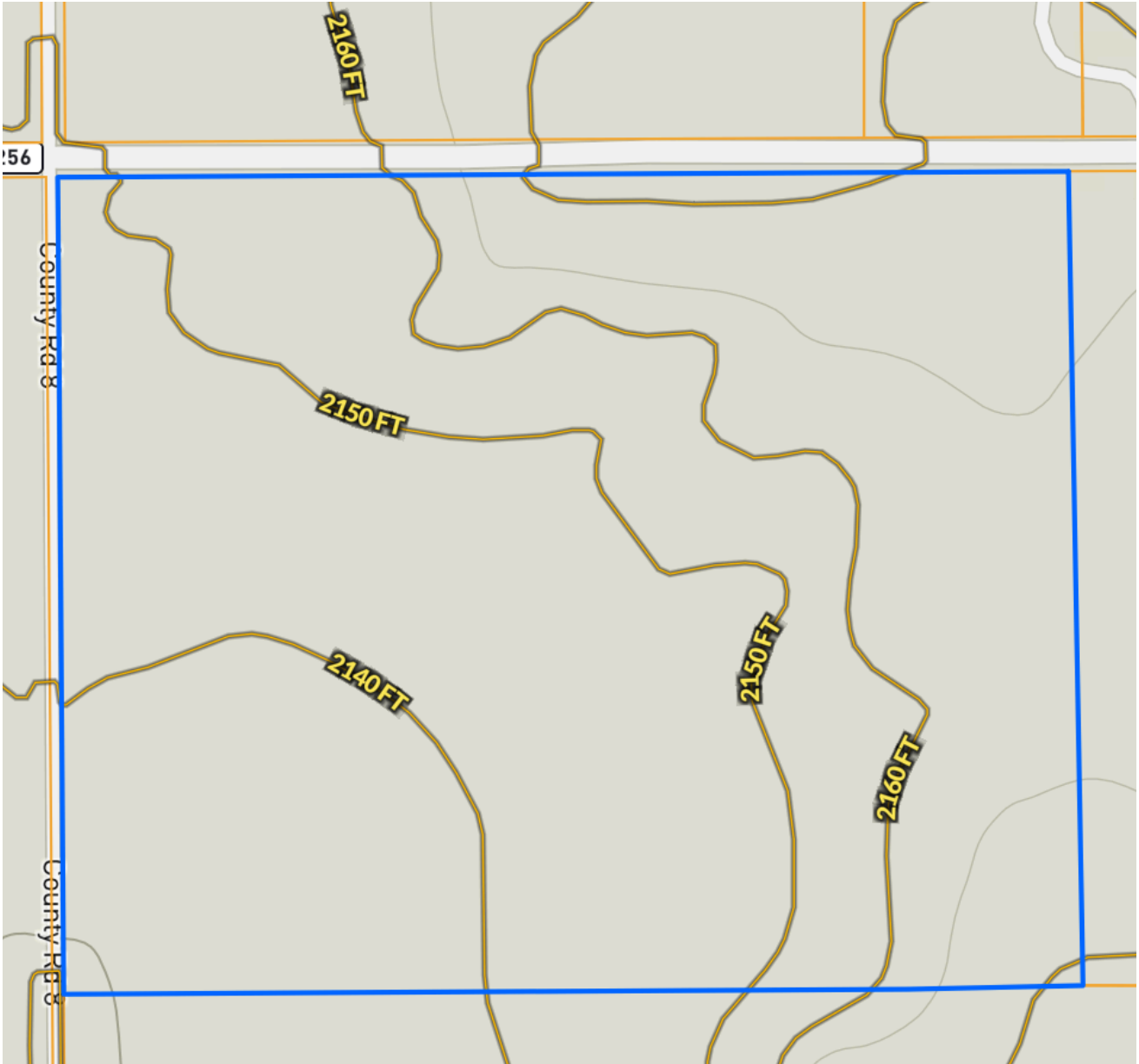


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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|--|-------------|---------------------------|--------------|
| Clear Rock Realty | 9013178 | admin@clearrockrealty.com | 806-319-5090 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Ruben Trujillo, Jr. | 690204 | ruben@clearrockrealty.com | 806-445-3887 |
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| Sales Agent/Associate's Name | License No. | Email | Phone |

September 10, 2025

Buyer/Tenant/Seller/Landlord Initials

Date