



McKissick & Associates

Brokerage · Consulting · Development
972-562-9090
www.resmckinney.com

1500 FM 68

Lenard Tx 75452

ASKING \$

\$2,199,000

TYPE

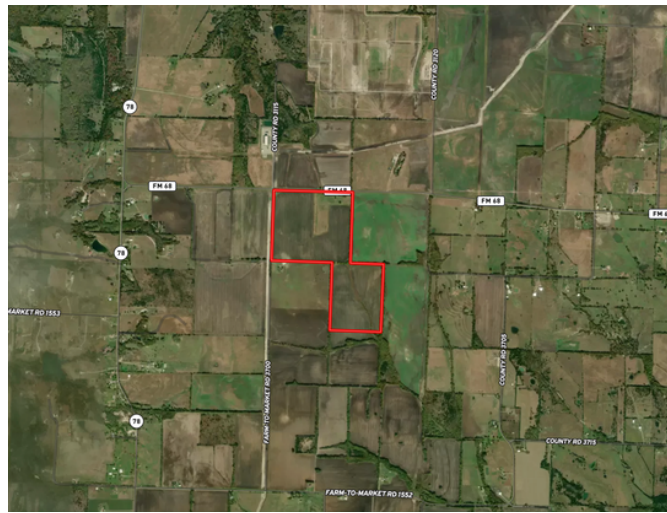
LAND

ACREAGE: 162.889+/- \$/ACRE: \$13,499/AC

Information contained herein is deemed reliable but not guaranteed by Broker or Owner and should be verified.



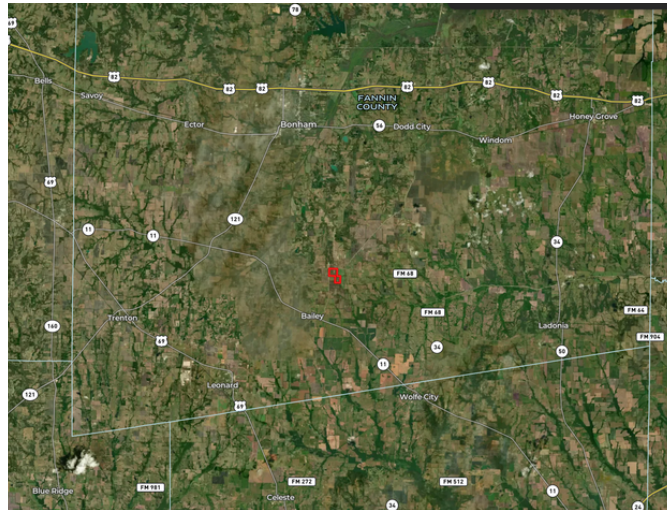
TIGHT AERIAL



AERIAL



WIDE AERIAL



WIDER AERIAL

OVERVIEW

RES - REAL ESTATE SERVICES, LLC IS PROUD TO PRESENT THIS EXCEPTIONAL 162.9-ACRE PROPERTY, OFFERED IN THREE TRACTS, LOCATED IN SOUTH CENTRAL FANNIN COUNTY. THIS PRIME PROPERTY SITS APPROXIMATELY TWO MILES NORTH OF BAILEY AND THREE MILES WEST OF GOBER, TEXAS, WITH CONVENIENT ACCESS TO NEARBY COMMUNITIES.

THE PROPERTY FEATURES EXCELLENT ROAD FRONTAGE ON FM 68 (APPROXIMATELY 2,220 LINEAR FEET) AND CR 3700 (APPROXIMATELY 1,970 LINEAR FEET), PROVIDING MULTIPLE ACCESS POINTS AND STRONG POTENTIAL FOR FUTURE DEVELOPMENT OR DIVISION. CURRENTLY AG EXEMPT, THE LAND BENEFITS FROM ARLEDGE RIDGE WATER SUPPLY AVAILABILITY AND FALLS WITHIN THE BONHAM INDEPENDENT SCHOOL DISTRICT. THE TERRAIN IS GENERALLY FLAT WITH A GENTLE SLOPE, MAKING IT HIGHLY SUITABLE FOR AGRICULTURAL USE, IMPROVED PASTURE, OR A FUTURE HOMESITE.

162.889+/Acres Fannin County Leonard



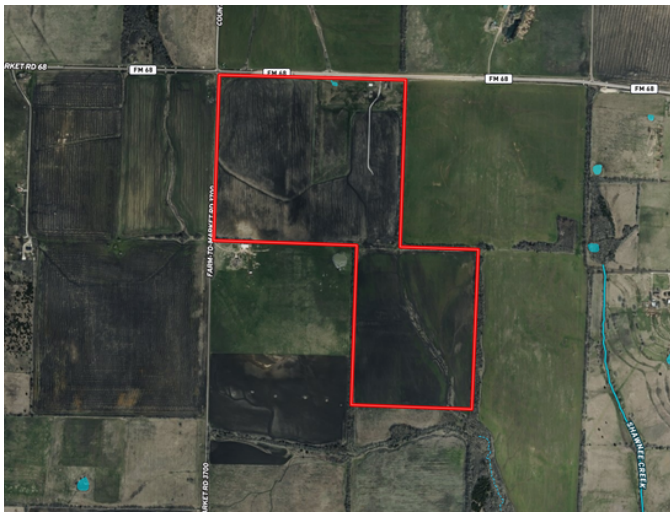
Corey Homer
Associate

Contact
O: (972) 562-9090 | M: (469) 667-6587

Message
chomer@resmckinney.com

Address
1833 W. Hunt #102,
McKinney, TX 75069





FLOOD PLAIN



CONTOUR LINES



PIPE LINE

OVERVIEW

ADDITIONAL HIGHLIGHTS INCLUDE THAT THE PROPERTY HAS NO FLOODPLAIN, ENSURING FULL USABILITY OF THE ACREAGE, AND NO PIPELINES OR TRANSMISSION LINES, PRESERVING OPEN VIEWS AND LONG-TERM LAND INTEGRITY. THIS PROPERTY OFFERS A RARE OPPORTUNITY TO ACQUIRE A LARGE, CLEAN TRACT OF LAND IN A PEACEFUL YET ACCESSIBLE AREA OF FANNIN COUNTY— PERFECT FOR RANCHING, INVESTMENT, OR RURAL RESIDENTIAL DEVELOPMENT.

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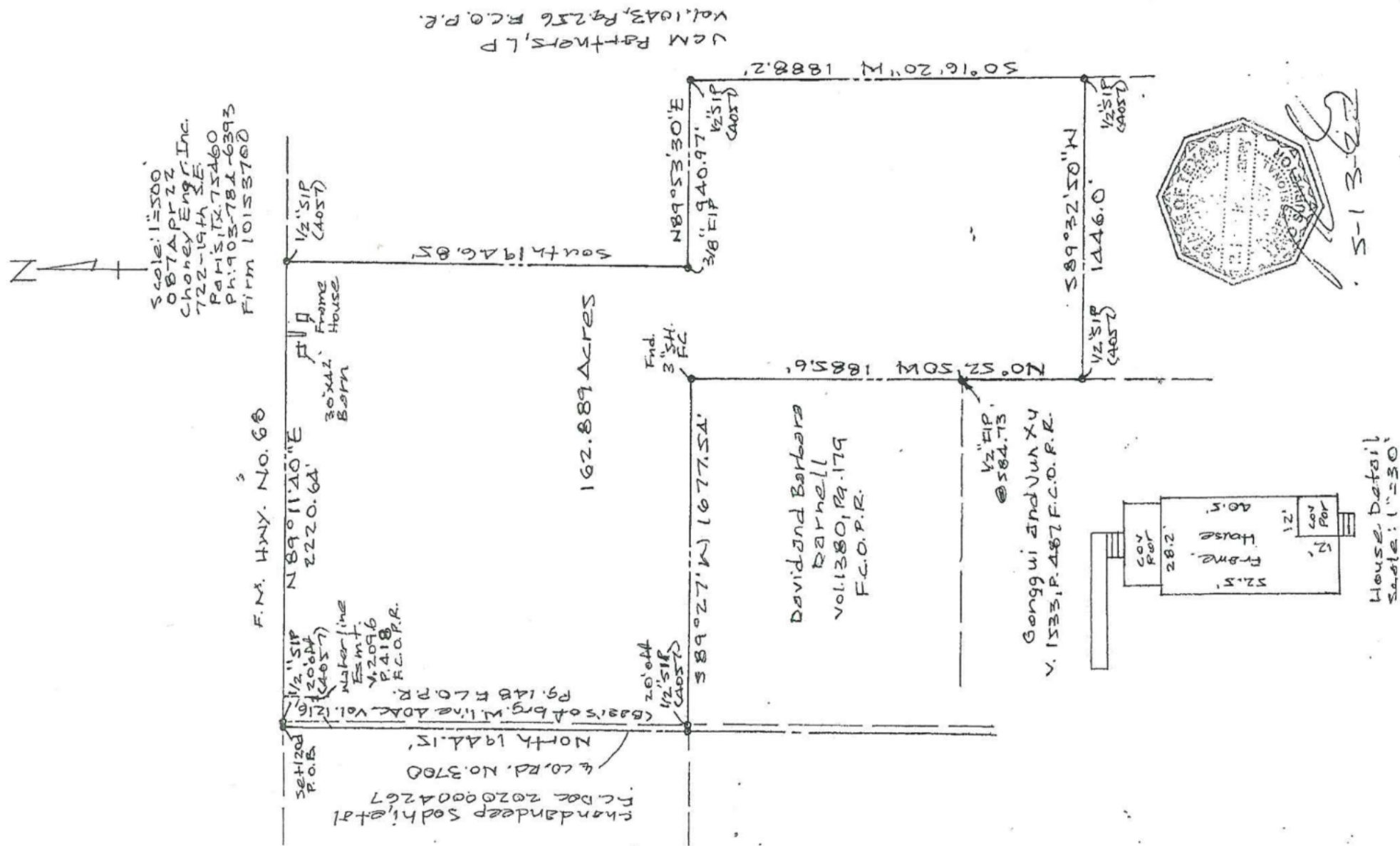
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2-10-2025

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. **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.

RES-Real Estate Services, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003405 License No.	cmckisslick@resmckinney.com Email	(972)562-9090 Phone
Charles B. McKissick Designated Broker of Firm	0140928 License No.	cmckisslick@resmckinney.com Email	(972)562-9090 Phone
Charles B. McKissick Licensed Supervisor of Sales Agent/ Associate	0140928 License No.	cmckisslick@resmckinney.com Email	(972)562-9090 Phone
COREY RICHARD HOMER Sales Agent/Associate's Name	 License No.	chomer@resmckinney.com Email	(972)562-9090 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

RES IABS

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