

# Hi View

REAL ESTATE

Farm & Ranch, Commercial, Land and Homes

Andrew Garrett

Cell: 972-921-1594

andrew@hiviewrealestate.com

Brett Hess

Cell: 214-207-5431

brett@hiviewrealestate.com

**900 Sandwitch Road, Ennis, TX**



***287 Acres, North Texas Hunting & Cattle Ranch. This Is A Rare Opportunity To Own A Ranch On Chambers Creek In Ennis, Texas. A Remarkable Ranch Tucked Away, Yet Minutes From IH-45 And Within 1 Hour Of Dallas. The Property Includes 1 Hunting Cabin, 40 x 60 Barn, Multiple Small Barns, 4 Ponds And Grazing Pastures Which Are Fenced And Cross Fenced. Chambers Creek Borders The South Eastern Edge And Creates A Wildlife Habitat Supporting Deer, Turkey, Bobcats, Hogs, Doves And More!***

***Available for \$849,900***







**40 x 60 Barn**



**Cabin**



**20 x 42**





**Chambers Creek**

**From Dallas: Take IH-45 South To Ennis.**

**Exit 47B For Hwy 287 North Towards Waxahachie.**

**Turn Left On Ensign Rd. Turn Right Onto Sandswitch.**

**Property Is About 7 Miles Down On The Left. Sign Is On Property.**



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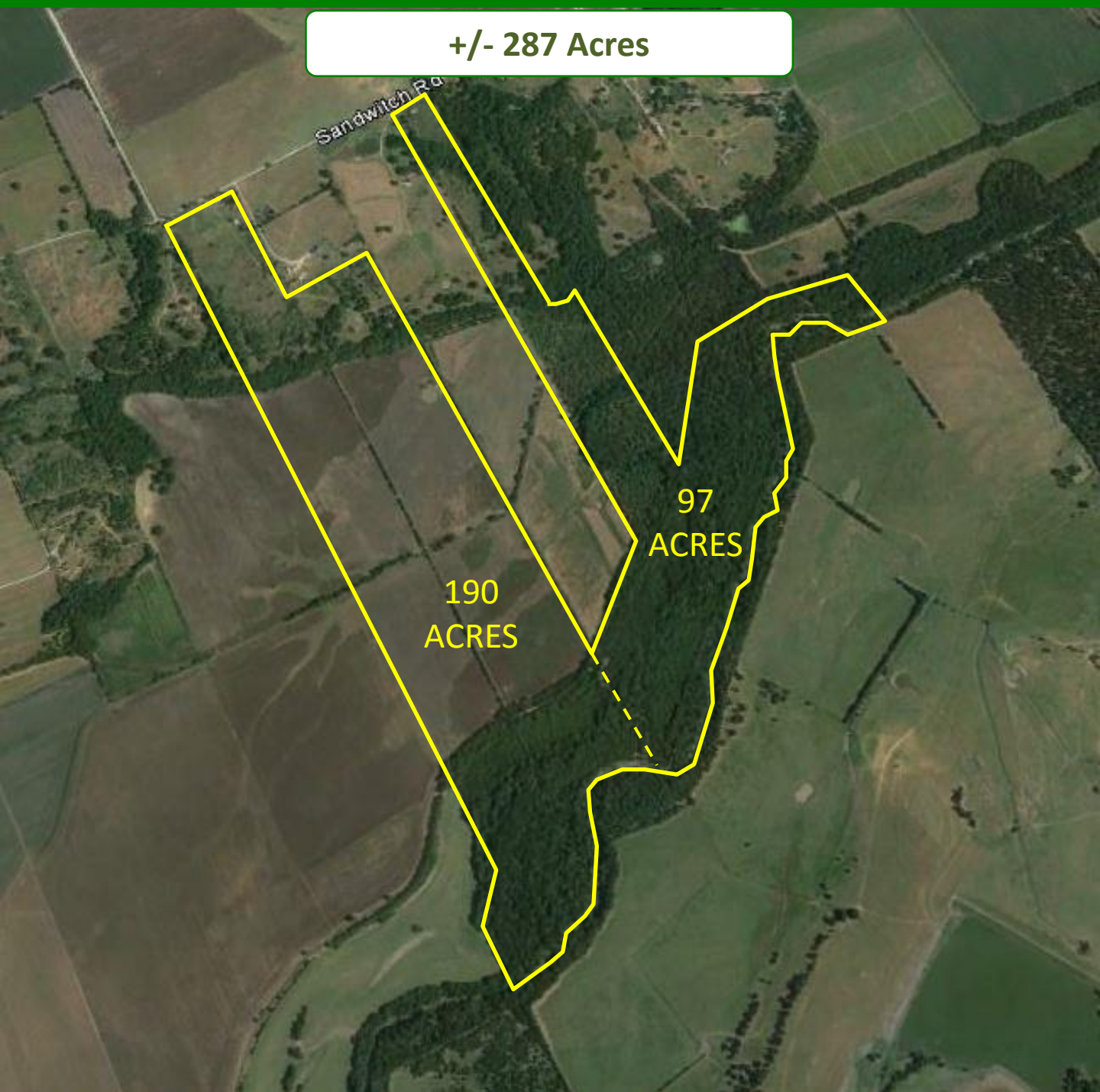
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**+/- 287 Acres**





## 900 Sandwich Ranch, Ennis

### Property Details

#### Hunting Cabin

Surrounded By Huge Native And Pecan Trees, This 2/2 Cabin Is In The Middle Of The Property And Is A Perfect Get-A-Way. The Front Of The Cabin Has Multiple Carports And Is A Great Place To Sit Down, Relax And Entertain.

#### Barns & Outbuildings

Three Separate Barns On This Property And 4 Wells Are Scattered Across The Property.

#### Gorgeous Acreage

This Is An Outdoorsman's Paradise. Less Than 1 Hour South Of Dallas, You Will Find Hunting, Fishing, Ranching, Equine, And So Much More. All Mixed Beautifully With Nature. Scattered Trees, Pecan Groves, Hard Dense Forest, Cultivated Pastures, Creeks And Ponds. You Will Want To See This To Experience The Property!

The above information is from sources believed to be reliable, but Hi View Real Estate has not verified the accuracy of the information. Hi View Real Estate makes no guarantee, warranty, or representation as to the information and assumes no responsibility for any error, omission, or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigations.



## Information About Brokerage Services

11-2-2015

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.

**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.

<u>Hi View Real Estate</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004146</u> License No.	<u>info@hiviewrealestate.com</u> Email	<u>(469) 517-0012</u> Phone
<u>Andrew Garrett</u> Designated Broker of Firm	<u>0588777</u> License No.	<u>Andrew@hiviewrealestate.com</u> Email	<u>(972) 921-1594</u> Phone
<u>Andrew Garrett</u> Licensed Supervisor of Sales Agent/ Associate	<u>0588777</u> License No.	<u>Andrew@hiviewrealestate.com</u> Email	<u>(972) 921-1594</u> Phone
<u>Brett Hess</u> Sales Agent/Associate's Name	<u>0524118</u> License No.	<u>brett@hiviewrealestate.com</u> Email	<u>(214) 207-5431</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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