

Westar Commercial Realty

Listing Agents:

Blake Truett
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140 Acres Hamlin, TX

Sales Price: \$4,000.00 / Acre
Tract Size: 140 Acres
Zoning: Outside City Limits
Tract A: 39.1714 Acres
Tract B: 39.1624 Acres
Tract C: 39.1715 Acres
Tract D: 19.5812 Acres
*Three 40-acre tracts, one 20-acre tract just east of Hamlin, TX
*Additional tracts can be combined.
*Perfect size for recreational use
*Grass pasture with mesquites
*Wildlife includes whitetail deer, hogs, quail, dove, varmints
*Minerals do not convey



806.797.3231

4415 71st, Suite 12 • Lubbock, TX 79424 • 806 793-2130 (Fax)

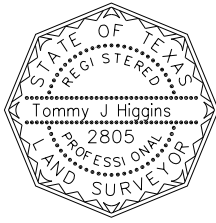
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www.lubbockwestar.com

Photographs





I hereby certify that this property was surveyed on the ground under my direction and supervision on June 24, 2022.

Jones County, Texas

Tommy Joe Higgins
2025-12-11 AM 1:51

Date _____

RPLS No. 2805, 1041 NW 5th Street, Hamlin Tx. 325-576-2604

Co. Rd. 156.

— nail - steel corner post
brs. N30°E at 33.3'

League #338

— Co. Rd. 137

Austin

and Williams

Tract #3
39.1624 ac

Tract #2
39.1714 ac

156.6677 acres total
of Inst. #071057

Tract #4
19.5812 ac

house 9213
CR 137, Hamlin, Tx.

barn —→
shed —→

Tract #1
39.1715 ac




Tract #5
19.5812 ac

capped rebar —

ROW V452, P28 DR

*Bearings based on WGS84 at
a latitude of 32°51'38.99788" and
a longitude of 100°2'16.38245"*

LEGEND

- - - - - boundary line
 recovered monument
 set 1/2" capped rebar
 concrete ROW marker

Scale 1" = 400 ft.

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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:
 - 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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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Bill Young	364208	BYOUNG9478@LUBBOCKWESTAR.COM	(806)797-3231
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Blake Truett	569964	Blake@Lubbockwestar.com	(806)797-3231
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Westar Commercial Realty, 4415 71st Street, Ste 12 Lubbock, TX 79424
Cindy Snell

Information available at www.trec.texas.gov
IABS 1-0 Date

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