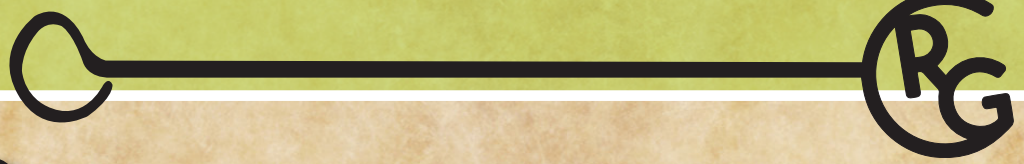


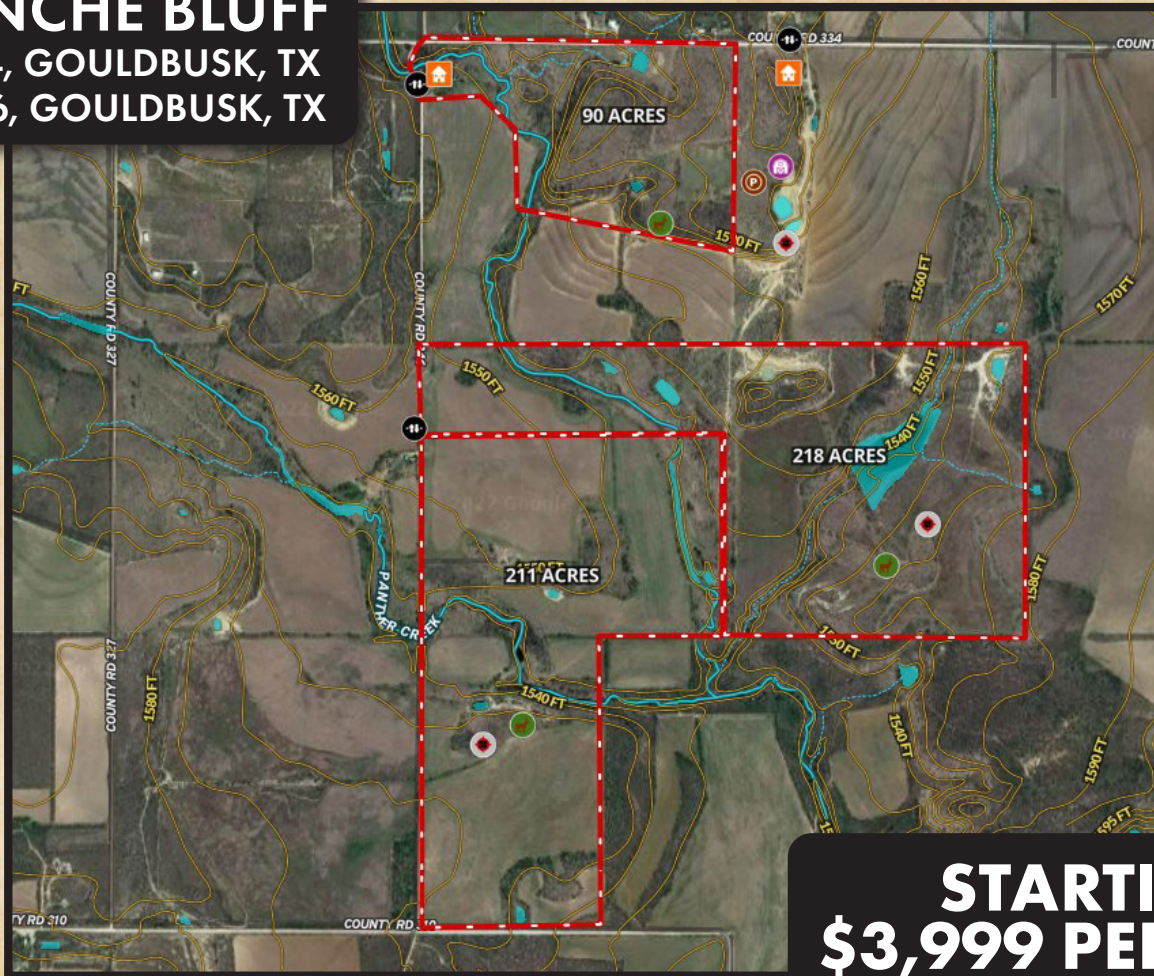


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COMANCHE BLUFF
1551 CR 334, GOULDBUSK, TX
1047 CR 346, GOULDBUSK, TX



**STARTING AT
\$3,999 PER ACRE**

- IMPROVED PASTURES
- WATER & ELECTRIC
- CREEK
- SOIL CONSERVATION LAKE
- STOCK TANKS
- HUNTING & FISHING

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ALTERNATE 1: +/-90 ACRES
1551 CR 334, GOULDBUSK, TX



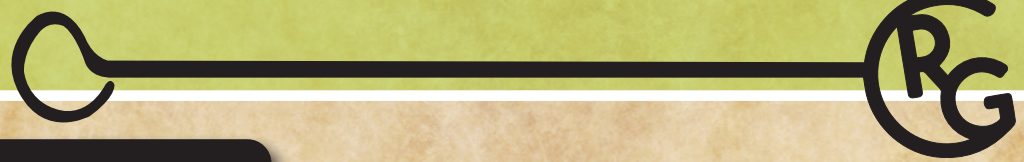
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PROPERTY INFORMATION

1551 CR 334, GOULDBUSK, TX

Property Information: Beautiful land for a ranch life with endless options. The property has been improved pastures with good native brush, area enough for cattle to roam with beautiful trees and brush for hunting & fishing. A creek runs through one part. Stock tanks. Small dwelling makes a great hunting cabin (need work). Plenty of H2O and multiple electric locations. A tiny slice of paradise. Other Land available See MLS 20050404 - will subdivide. Buyer and Buyer's agent to verify all information herein.

Location: From Coleman TX travel South on TX-206 to FM 1026 about 22 miles. Turn West on CR 334. Property is on the SEQ of CR 334 and CR 346.

Land Size: 90 Acres

Road Frontage: County Roads 334 & 346

Soils: Varying Clay

Fencing: Barbed Wire, Cross Fenced

Utilities: Water & Electric

Subdivide: Possible

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PROPERTY PHOTOS

1551 CR 334, GOULDBUSK, TX



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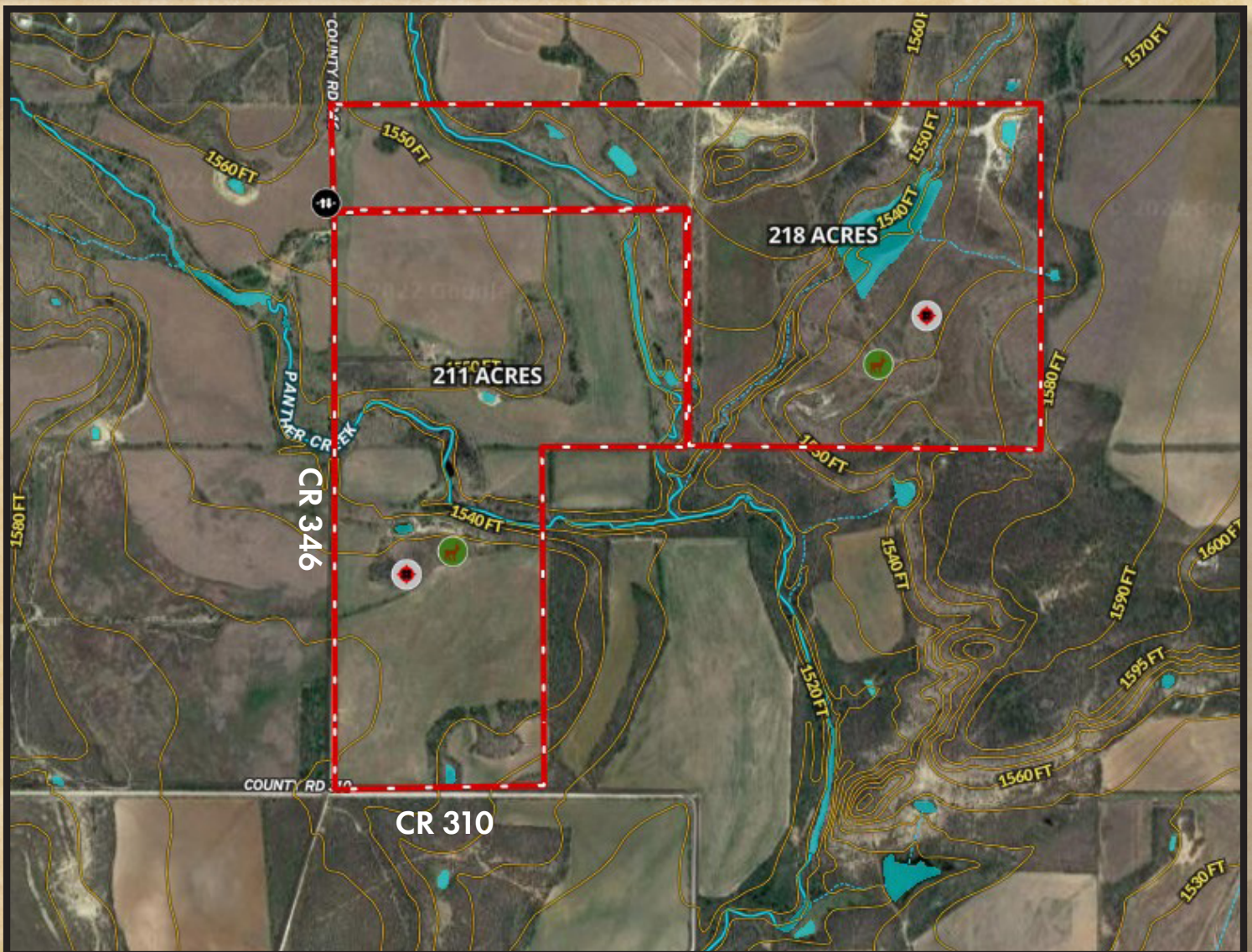


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ALTERNATE 2: +/-429 ACRES
1047 CR 346, GOULDBUSK, TX



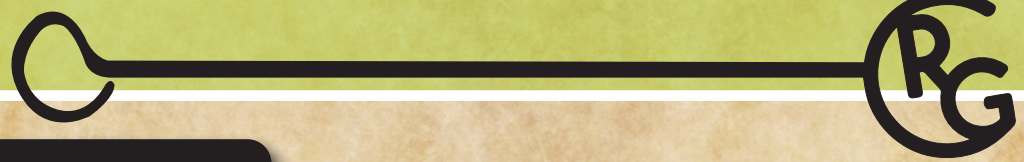
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PROPERTY INFORMATION

1047 CR 346, GOULDBUSK, TX

Property Information: OPTIONS! Rare opportunity to own over 400 acres. Beautiful land with endless options. The property has been improved pastures with good native brush, area enough for cattle to roam with beautiful trees and brush for hunting & fishing. A creek runs through one part. A creek runs through one part. 26 acre soil conservation lake with rock dam. Stock tanks throughout! Plenty of H2O and multiple electric locations. Owner willing to subdivide into 211 acres + 218 acres. Buyer and Buyer's Agent to verify all information.

Location: From Coleman TX travel South on TX-206 to FM 1026 about 22 miles. Turn West on CR 334 then South onto CR 346.

Land Size: 429 Acres

Road Frontage: County Roads 346 & 310

Soils: Varying Clay

Fencing: Barbed Wire, Cross Fenced

Utilities: Water & Electric

Subdivide: Possible

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PROPERTY PHOTOS

1047 CR 346, GOULDBUSK, TX



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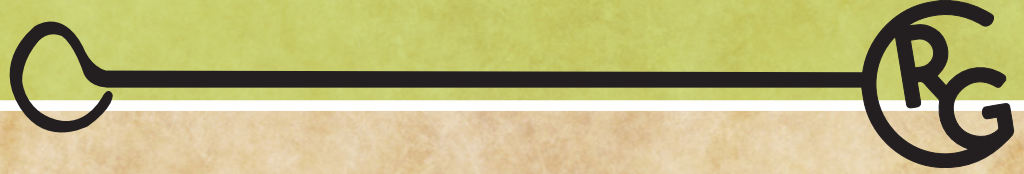


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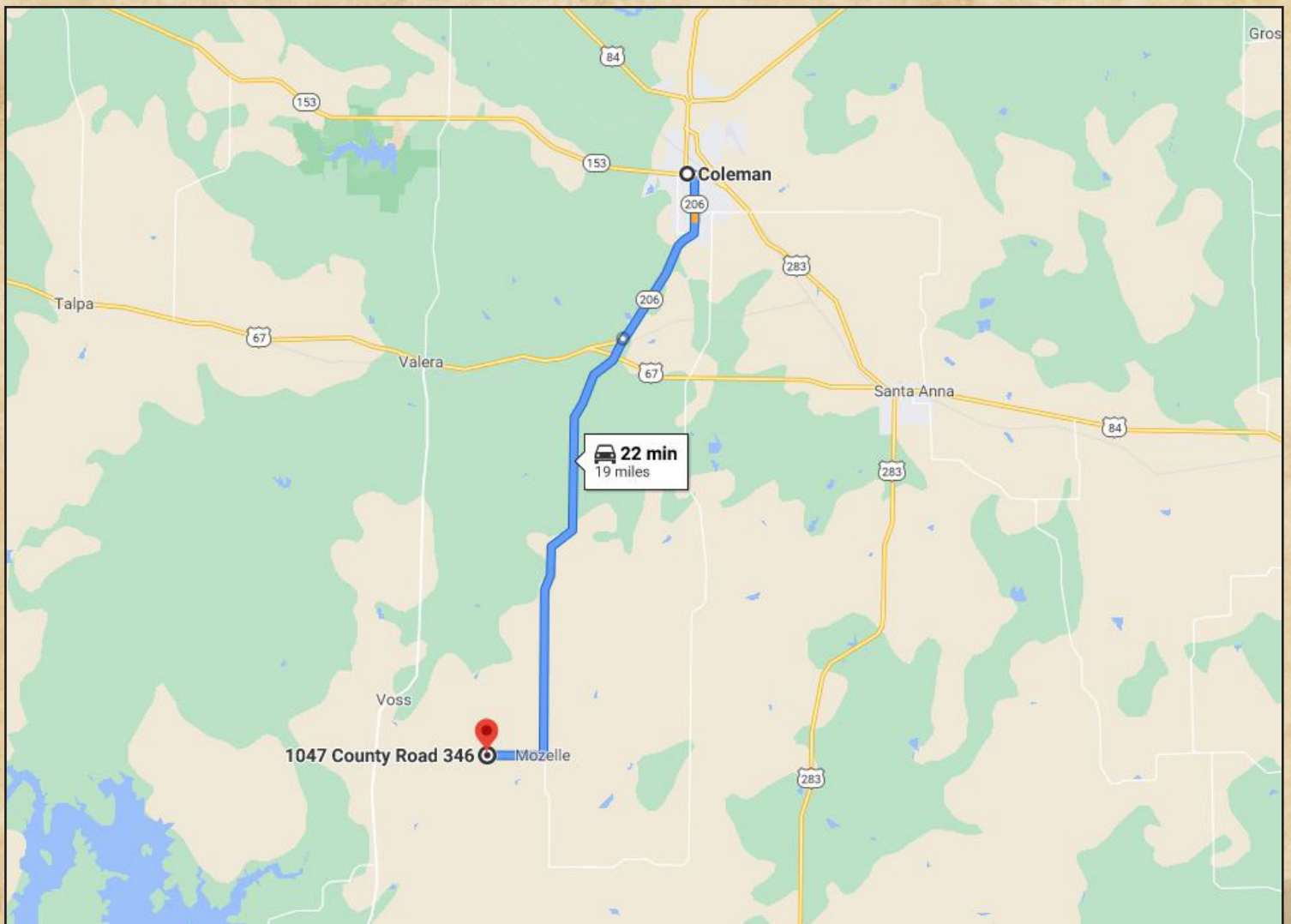
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LOCATION MAP



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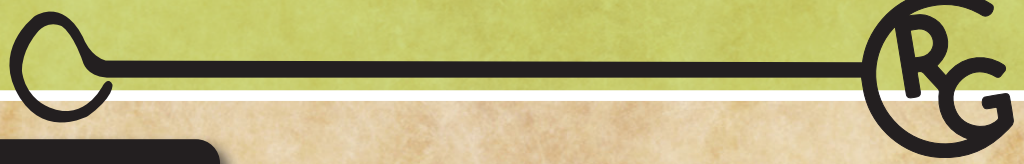


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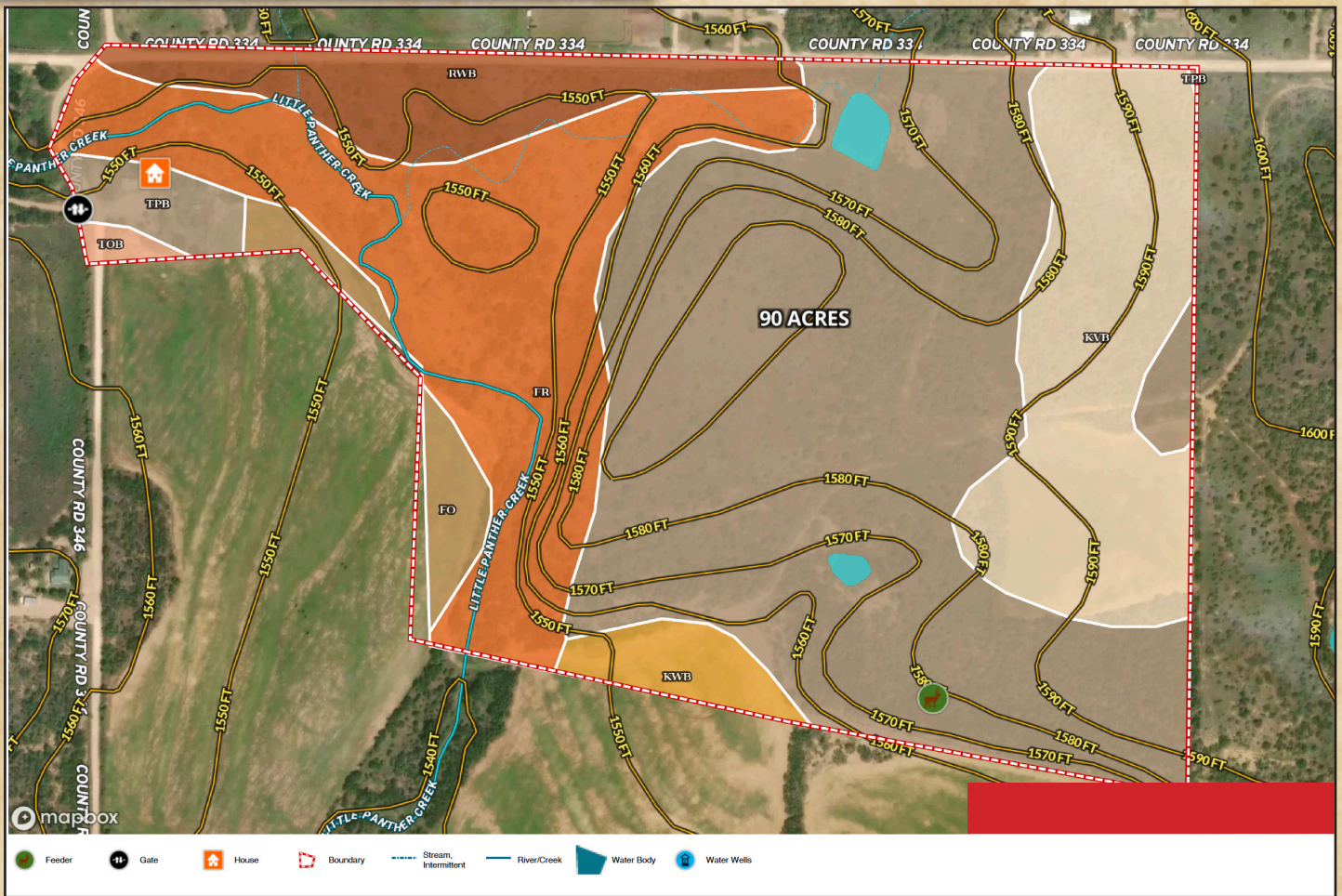
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SOIL REPORT - 90 ACRES

1551 CR 334, GOULDBUSK, TX



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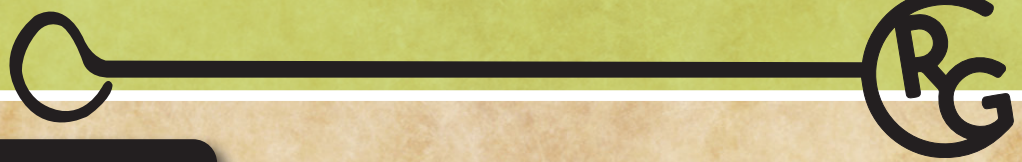
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SOIL REPORT - 90 ACRES 1551 CR 334, GOULDBUSK, TX

Boundary 89.53 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TPB	Tarrant and Purves soils, undulating	44.16	49.33	0	18	7s
Fr	Frio clay loam, frequently flooded	19.9	22.23	0	50	5w
KvB	Kavett silty clay, cool, 1 to 3 percent slopes	13.94	15.57	0	22	4s
RwB	Rowena clay loam, 1 to 3 percent slopes	6.51	7.27	0	50	2e
Fo	Frio clay loam, 0 to 1 percent slopes, occasionally flooded	2.43	2.71	0	53	2w
KwB	Nukrum clay, 1 to 3 percent slopes	2.16	2.41	0	48	3e
ToB	Leeray clay, 1 to 3 percent slopes	0.43	0.48	0	40	3e
TOTALS		89.52(*)	100%	-	29.85	5.47

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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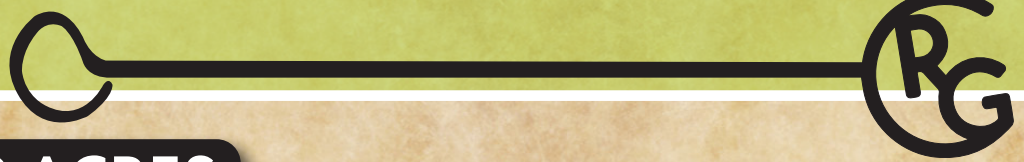


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SOIL REPORT - 429 ACRES

1047 CR 346, GOULDBUSK, TX



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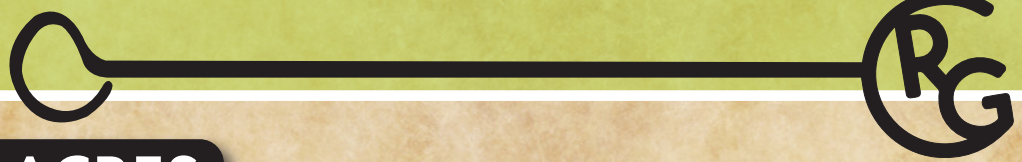
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SOIL REPORT - 429 ACRES 1047 CR 346, GOULDBUSK, TX

Boundary 217.64 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TPB	Tarrant and Purves soils, undulating	77.83	35.76	0	18	7s
VcB	Valera clay, 1 to 3 percent slopes	57.88	26.59	0	32	2e
LdB	Lindy clay loam, 1 to 3 percent slopes	25.06	11.51	0	37	3e
Fr	Frio clay loam, frequently flooded	23.34	10.72	0	50	5w
NuB	Nuvalde clay loam, cool, 1 to 3 percent slopes	18.15	8.34	0	56	2e
W	Water	7.66	3.52	0	-	-
ToB	Leeray clay, 1 to 3 percent slopes	4.02	1.85	0	40	3e
KwB	Nukrum clay, 1 to 3 percent slopes	2.54	1.17	0	48	3e
Fo	Frio clay loam, 0 to 1 percent slopes, occasionally flooded	1.16	0.53	0	53	2w
TOTALS		518.26(*)	100%	-	30.82	4.34

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 211.09 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
VcB	Valera clay, 1 to 3 percent slopes	50.68	24.01	0	32	2e
TPB	Tarrant and Purves soils, undulating	43.34	20.53	0	18	7s
Fo	Frio clay loam, 0 to 1 percent slopes, occasionally flooded	40.51	19.19	0	53	2w
NuB	Nuvalde clay loam, cool, 1 to 3 percent slopes	38.67	18.32	0	56	2e
Fr	Frio clay loam, frequently flooded	32.68	15.48	0	50	5w
KvB	Kavett silty clay, cool, 1 to 3 percent slopes	5.21	2.47	0	22	4s
TOTALS		518.26(*)	100%	-	40.09	3.54

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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SOIL REPORT

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

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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.

Clark Real Estate Group	0590750	tim@clarkreg.com	(817)458-0402
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clark Real Estate Group	590750	tim@clarkreg.com	(817)458-0402
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dan Goad	752405	dan@clarkreg.com	(210)884-3448
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date