



RANCH AND RECREATIONAL PROPERTIES

CATTLE & WORKING • CUTTING & EQUESTRIAN FACILITIES
HUNTING & RECREATIONAL • INVESTMENT
HIGH GAME • LARGE ACREAGE



BEAUTIFUL VIEWS ON LARGER ACREAGE

TBD PR 1562, STEPHENVILLE, TX



\$850,000

- 31.170 ACRES
- VIEWS, VIEWS, VIEWS
- SOUTH PALUXY RIVER FRONTAGE
- COASTAL BERMUDA FIELDS

LANI RUST | 817.454.6676 | LANI@CLARKREG.COM

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



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PROPERTY INFORMATION

Property Information: Rare opportunity to own larger acreage at the end of a private road just north of Stephenville, Texas. This beautiful piece of land truly has it all! There is elevation change that offers some of the best views in the county and offer multiple build sites. From the higher points the land drops down into a beautiful coastal field that has been well maintained through the years. This bottom land also gives you access to the South Paluxy River. If you enjoy exploring the river beds and hunting for fossils then this will keep you busy for days. There is just enough cover to off protection for the ample wildlife that use this tract of land home.

Location: Stephenville, Erath County, Texas

Land Size: 31.17 +/- Acres

Road Frontage: Private Road

Minerals: None

Terrain: Hilly with Coastal Bermuda bottom

Vegetation: Coastal Bermuda, Native Grasses, Mixture of Native Trees

Wildlife/Hunting: Deer & Turkey

Soils: Clays

Fencing: Barbed Wire

Other Info: Seller to retain minerals; Restrictions will include no mobile homes, no commercial businesses or feedlots; setback requirement on NE fence line per aerial. Deer feeder and stand do not convey.

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PROPERTY PHOTOS



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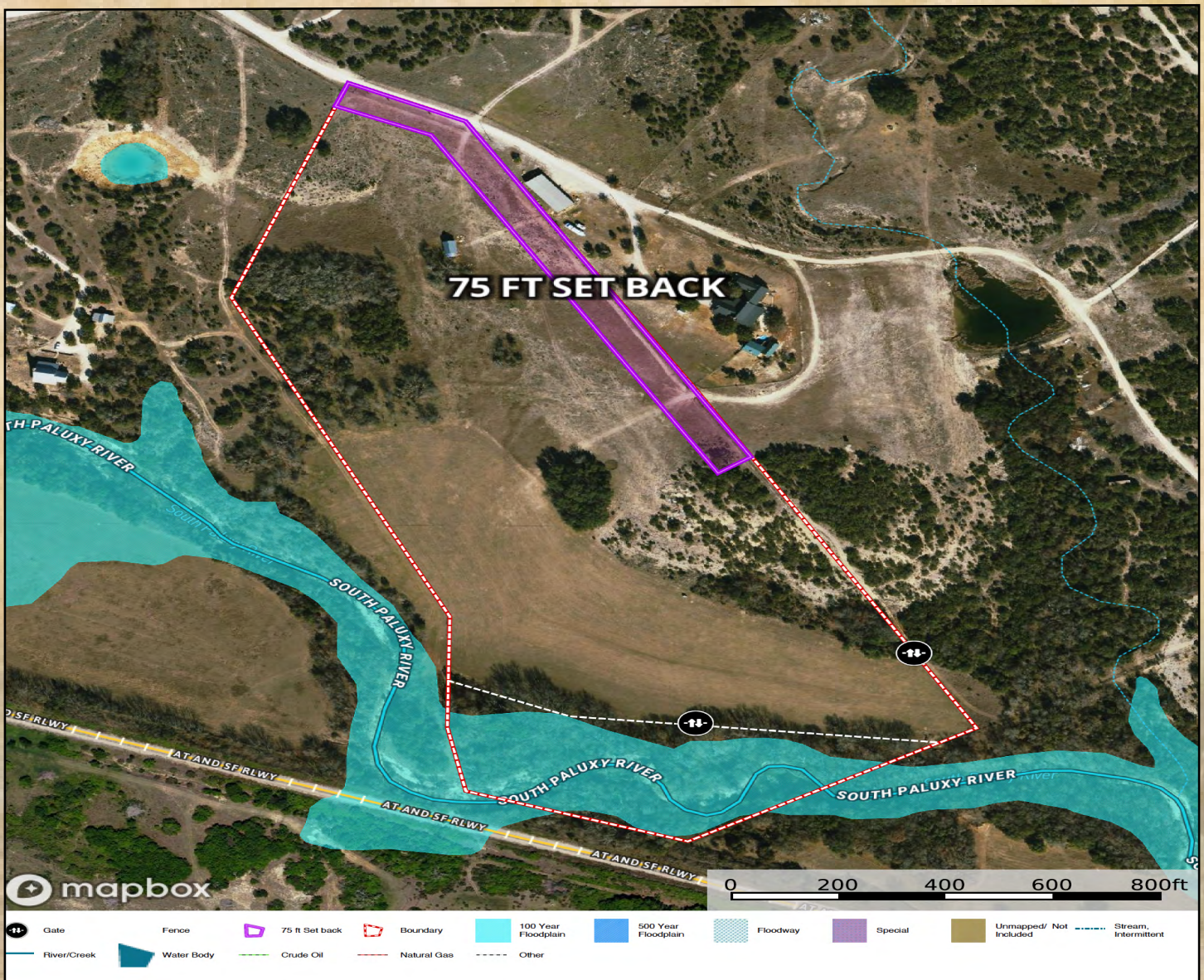


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AERIAL



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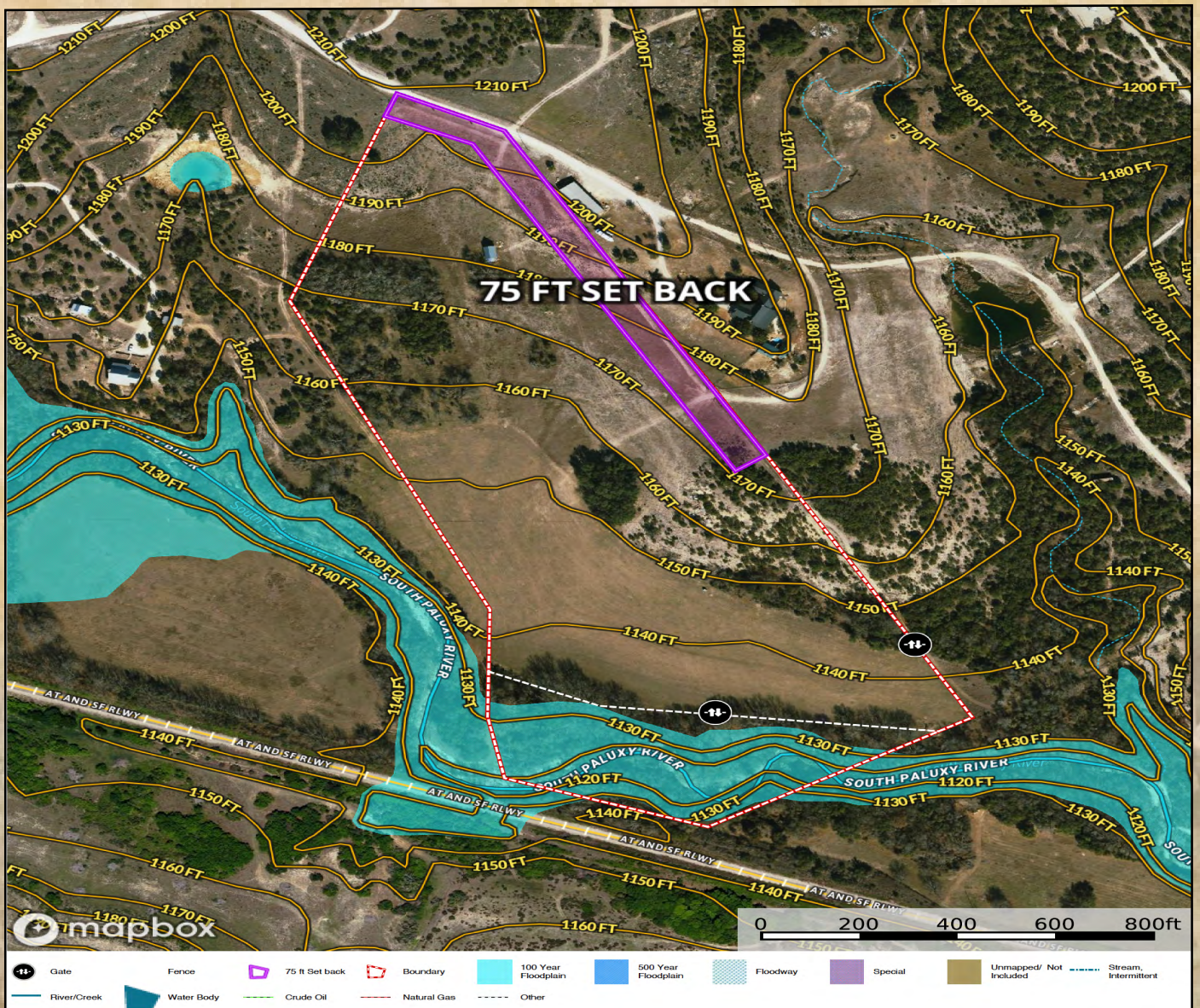


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CONTOURS



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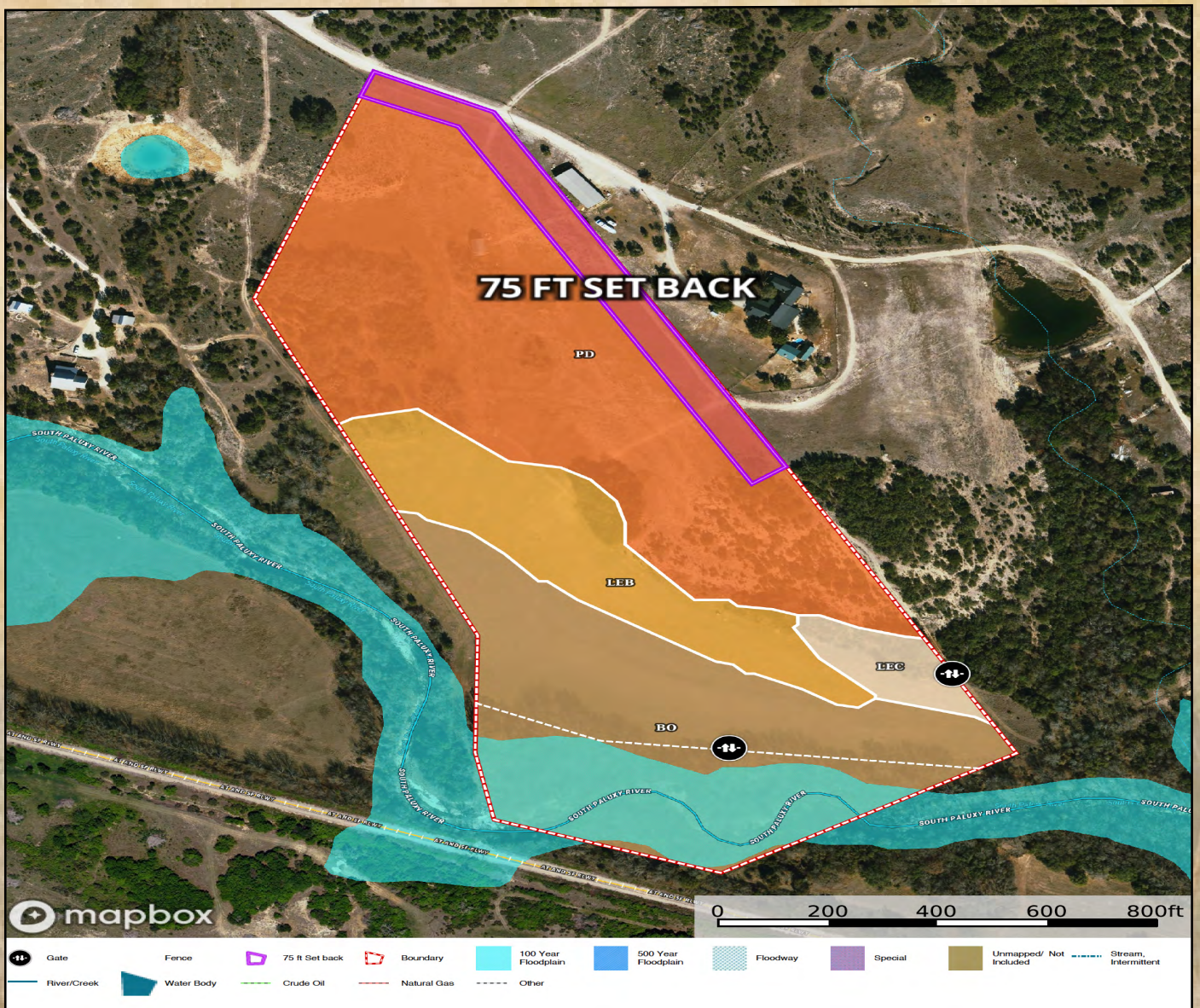


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SOIL



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SOIL

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pd	Purves-Dugout-Malotterre complex, 1 to 20 percent slopes	15.75	50.1	0	18	6e
Bo	Bosque loam, occasionally flooded	10.25	32.6	0	57	2w
LeB	Lewisville clay loam, 1 to 3 percent slopes	4.45	14.15	0	57	2e
LeC	Lewisville clay loam, 3 to 5 percent slopes	0.99	3.15	0	57	3e
TOTALS		31.44(*)	100%	-	37.46	4.04

(*) 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.

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.

<u>Clark Real Estate Group</u>	<u>0590750</u>	<u>tim@clarkreg.com</u>	<u>(817)458-0402</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Clark Real Estate Group</u>	<u>590750</u>	<u>tim@clarkreg.com</u>	<u>(817)458-0402</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817)578-0609</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Lani Rust</u>	<u>694277</u>	<u>lani@clarkreg.com</u>	<u>(817)454-6676</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date