

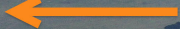
FANNIN COUNTY +/- 499 ACRE ASSEMBLAGE AT F.M. 3297 & F.M. 898

NORTH



Bonham, TX

Whitewright, TX
+/-5.8 miles



County Road 4330

F.M. 898

F.M. 898

F.M. 3297

County Road 4135

SITE +/-118 ac

SITE
+/-381 ac

F.M. 3297

+/- 499 ACRES FOR SALE | South of Ector, TX

GRANT BRODEUR, CCIM • 817.680.7171 • grant@thornberryland.com

BOBBY KEARNS 214.897.7333 • bobby@thornberryland.com

TLC

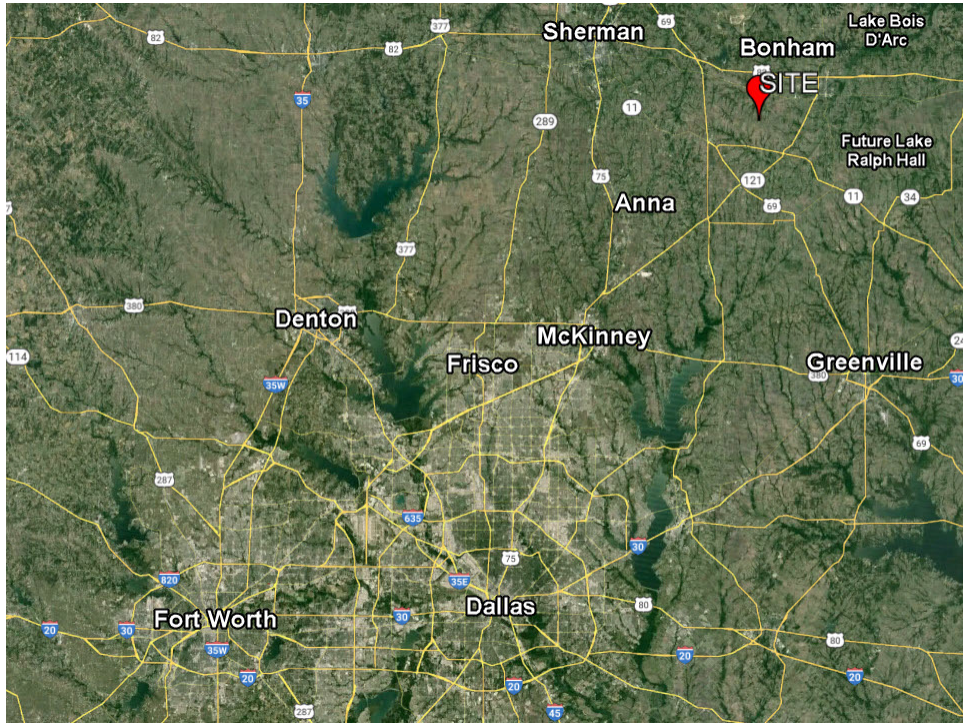
THORNBERRY
LAND COMPANY

9457 Thornberry Lane | Dallas, Texas 75220

CALL FOR INFO & PRICE

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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PROPERTY DESCRIPTION

- Agriculturally-exempt land located outside of the city limits of Ector, TX
- Great road frontage along four thoroughfares (F.M. 3297, F.M. 898, County Road 4330 & County Road 4135)
- Existing 4" water line from Southwest Fannin SUD, services the southern 381 acre tract
- Close proximity to State Highway 121 & 11
- Both tracts are free and clear of floodplain
- Within +/-10 miles of the newly constructed Lake Bois D'Arc and approximately +/-15 miles from the future location of Lake Ralph Hall

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WIDE AERIAL



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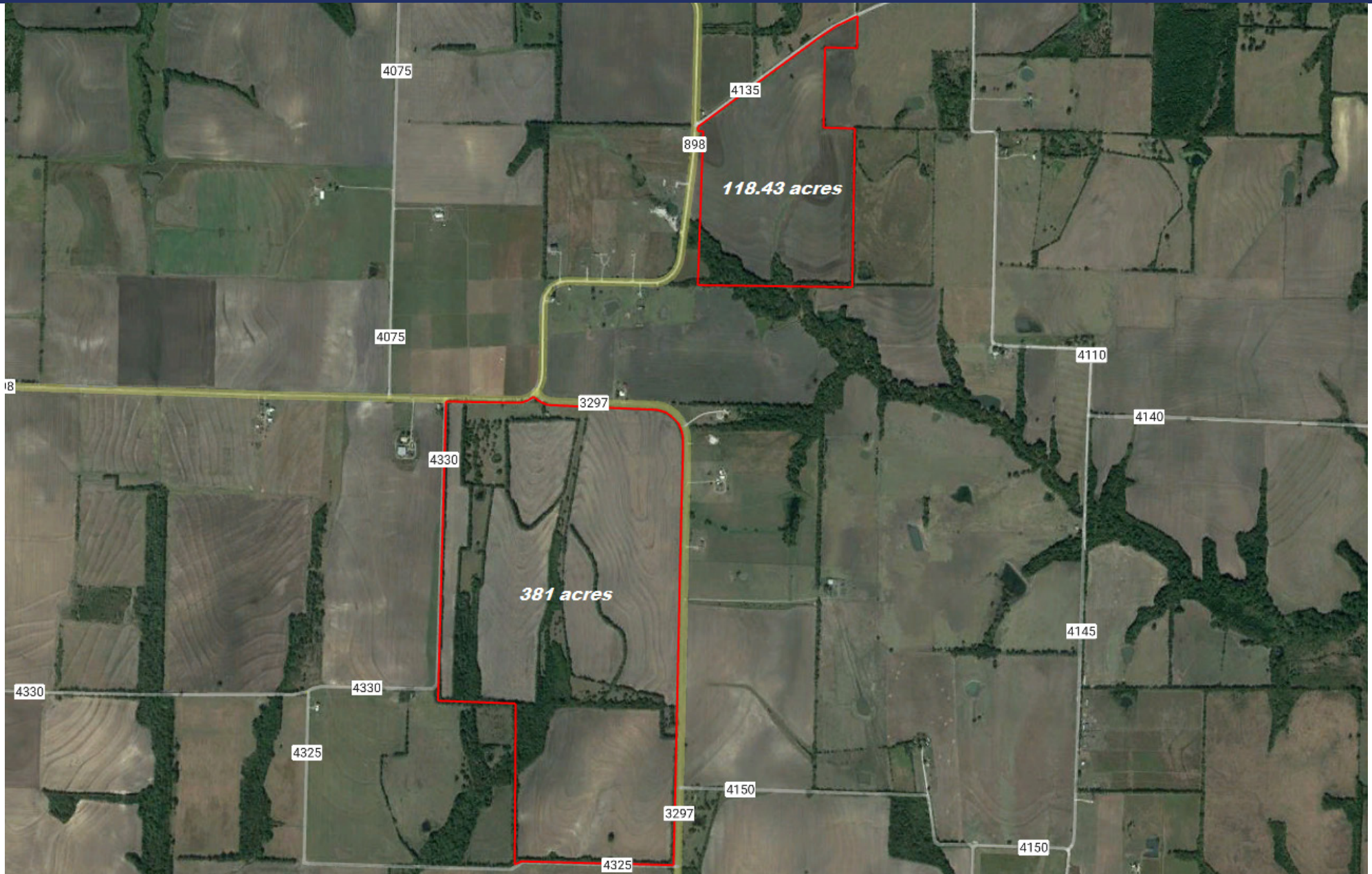
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CLOSE UP AERIAL



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FLOODPLAIN & TOPOGRAPHY MAP



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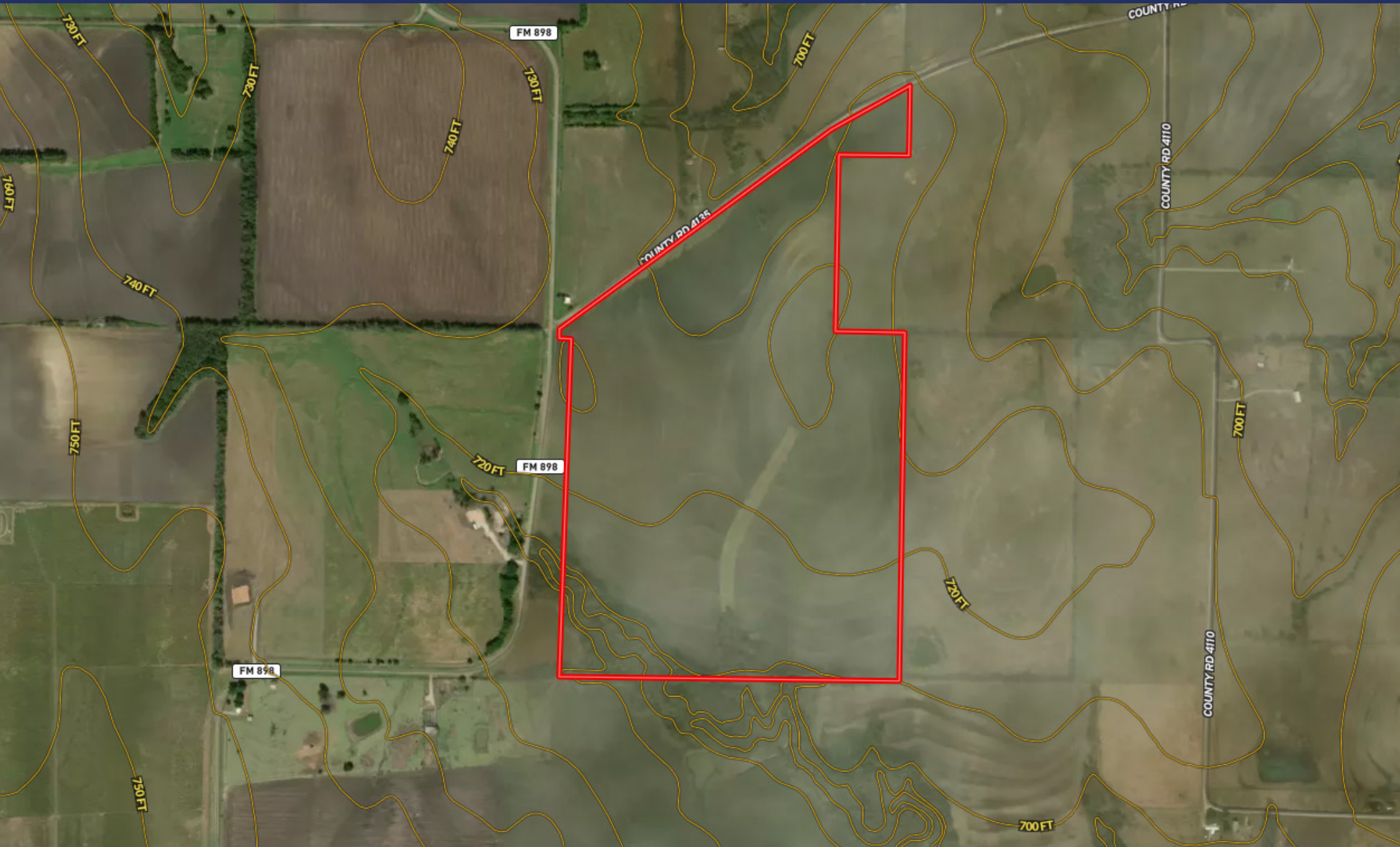
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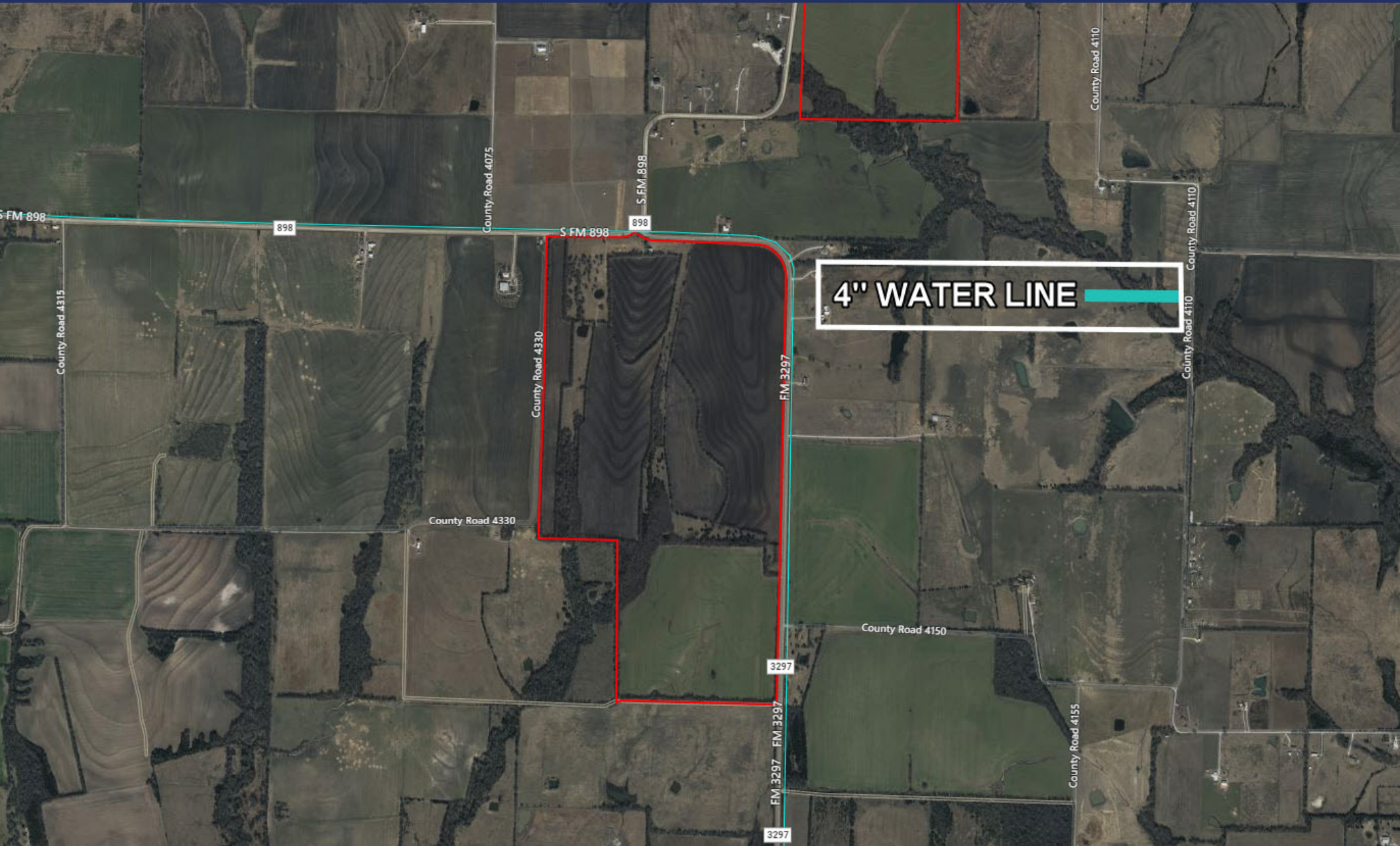
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4" WATER LINE

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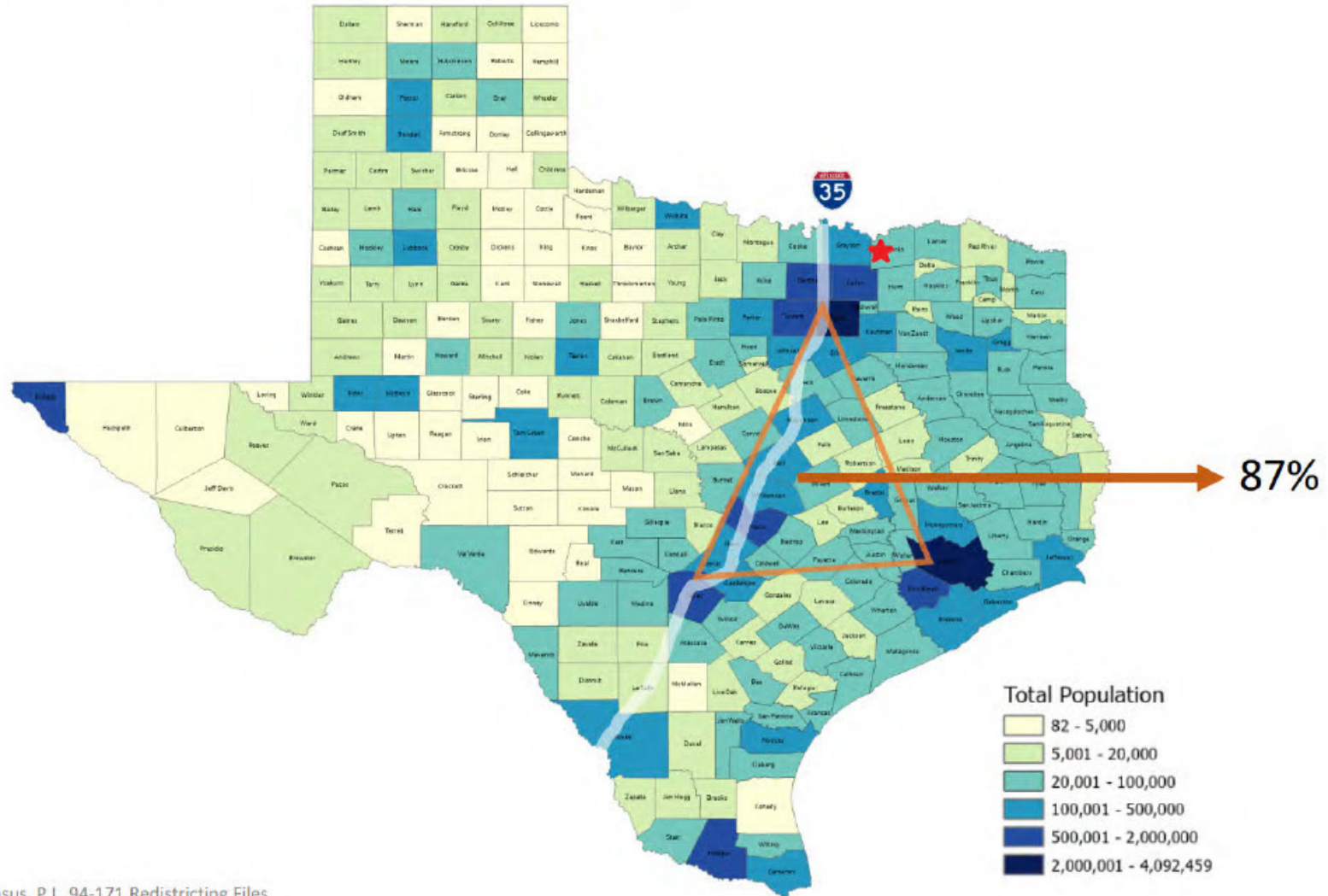
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Census 2020 Population, Texas Counties



SOURCE: US Census Bureau, 2020 Census, P.L. 94-171 Redistricting Files

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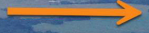
FANNIN COUNTY +/- 499 ACRE ASSEMBLAGE AT F.M. 3297 & F.M. 898

DRONE PHOTO

North



Whitewright, TX
+/- 7.2 miles



SITE +/- 381 ac

SITE
+/- 118 ac

County Road 4135

Bonham, TX
+/- 7.7 miles



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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.

11-2-2015



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.

Thornberry Land Company, LLC 9014904

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Grant Brodeur

Designated Broker of Firm

0514486

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214-897-7333

Phone

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

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