

An aerial photograph of a rural landscape. The foreground is dominated by a dense forest of green trees. A dirt road winds through the trees. In the middle ground, there is a large, irregularly shaped pond surrounded by more trees and grassy areas. The background shows rolling hills and more greenery under a clear sky.

P SQUARED RANCH

HONEY GROVE, TX | FANNIN COUNTY

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1001 CR 2999 | HONEY GROVE, TX 75446

151± ACRES

P Squared Ranch is the turn-key recreational ranch & weekend getaway you have been searching for, just 10 min from Bois D'Arc Lake & 1-hour from DFW. Whether you are a water fowl or big game hunter, this ranch has you covered with its abundant wildlife. Spanning 151± diverse acres, P Squared Ranch features a 4± acre stocked pond (F1 bass, bluegill), 2 additional stocked tanks & multiple wet-weather creeks, creating prime habitats for duck, whitetail deer, turkey, hog & other wildlife. The furnished 2018 3 bed, 2 bath residence w 2 decks, carport & Conex provide extremely comfortable accommodations & the improvements needed to allow you to immediately start enjoying the property. The ranch's fully fenced perimeter & gated entry provide privacy, while the mixture of oak, pecan, and cedar trees, along with 50'± of elevation change, offer scenic landscapes perfect for outdoor recreation. Bois d'Arc is the first major reservoir built in Texas in over 30 years spanning 16,641 acres.

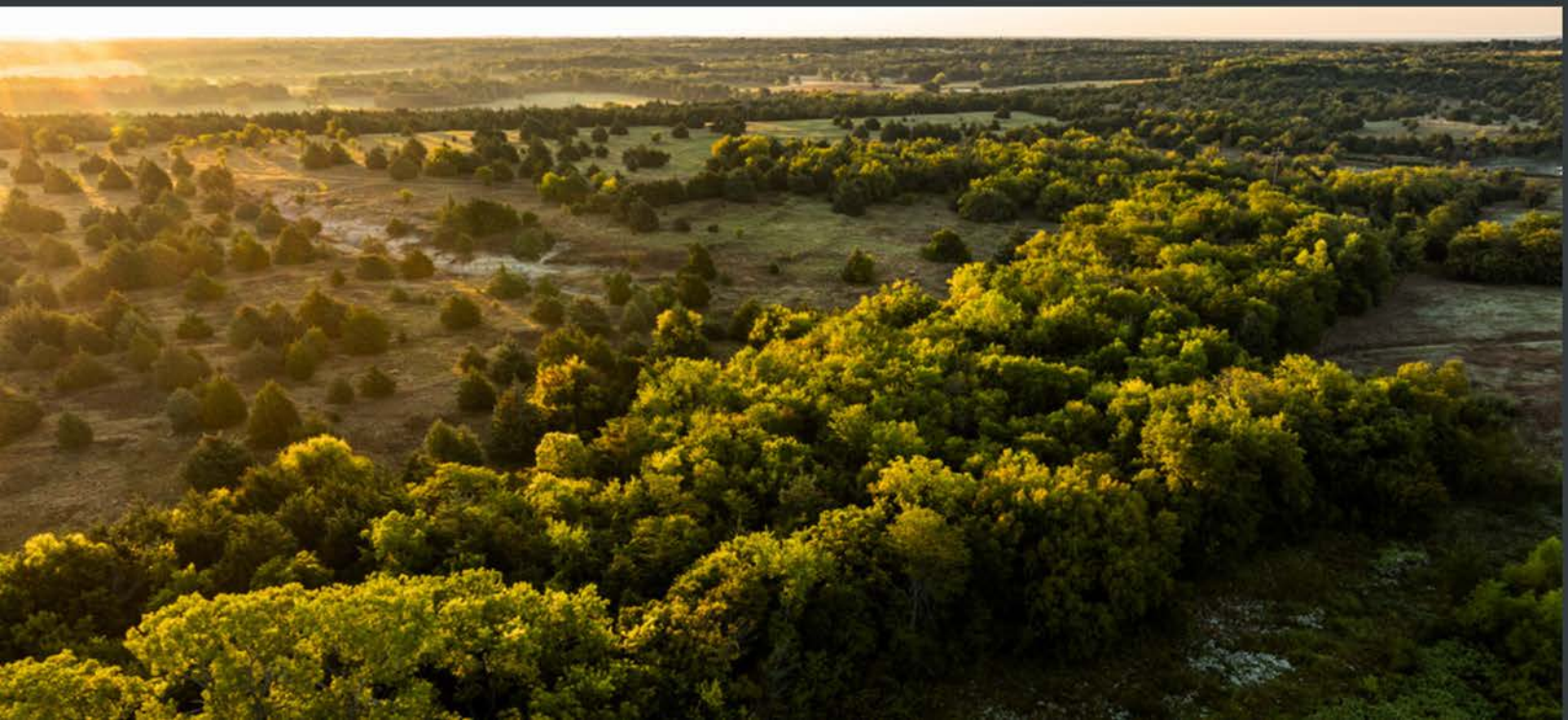




HIGHLIGHTS

- 151± acres with 50'± elevation change
- Fully perimeter fenced with gated entry
- 1180'± road frontage
- 4± acre stocked pond + 2 additional tanks - F1 bass and bluegill
- Multiple wet-weather creeks, creating prime duck hunting conditions
- Mix of hardwoods (oaks and pecans) and mature cedars
- Co-op water
- Overhead electric
- Private septic
- Exceptional duck hunting, along with whitetail deer, turkey, hogs and dove
- 2018 3-bedroom, 2-bath mobile home with front and back decks
- Metal carport and Conex storage
- 2 deer feeders and a Hercules deer blind





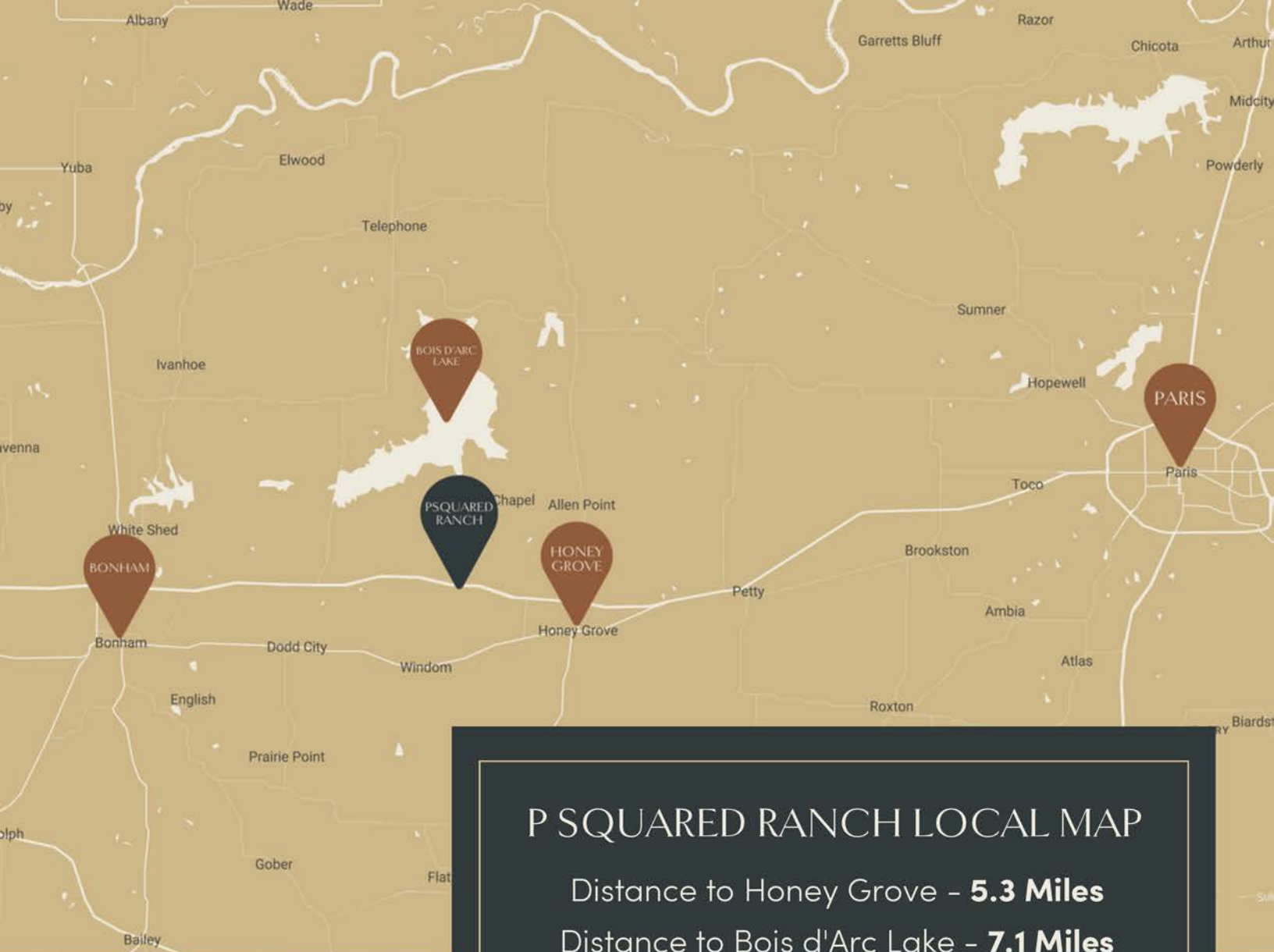




BOIS D'ARC LAKE

Bois D'Arc Lake is the first major reservoir built in the state in nearly 30 years. It spans over 16,000 acres and offers excellent opportunities for boating and fishing, with multiple boat ramps and fishing piers available. Public parks and recreation areas around the lake include picnic facilities, hiking trails, and designated hunting areas. The lake's new infrastructure is designed to support a variety of outdoor activities, making it a key destination for outdoor sports and recreation.





P SQUARED RANCH LOCAL MAP

Distance to Honey Grove - **5.3 Miles**

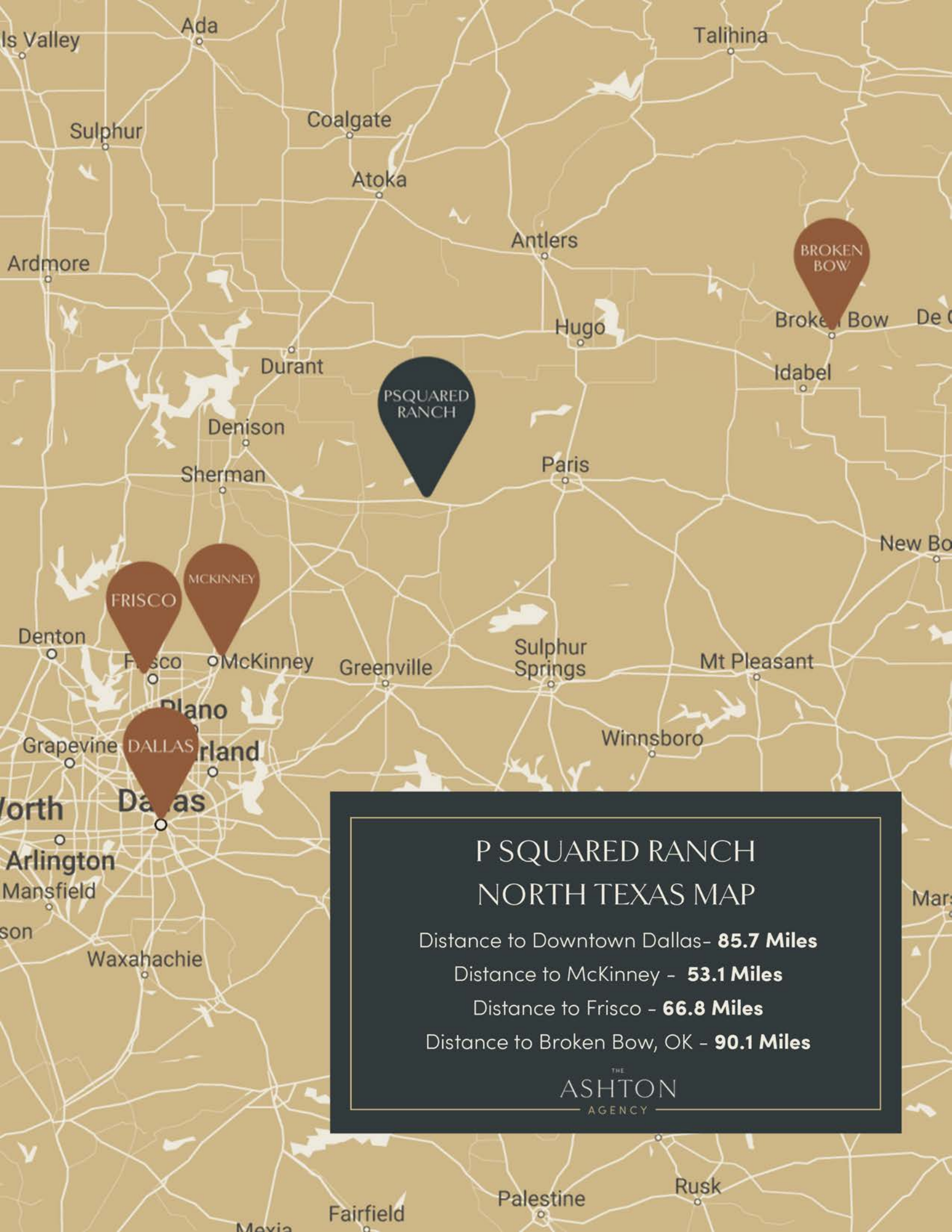
Distance to Bois d'Arc Lake - **7.1 Miles**

Distance to Paris - **26 Miles**

Distance to Bonham - **13.6 Miles**

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P SQUARED RANCH NORTH TEXAS MAP

Distance to Downtown Dallas- **85.7 Miles**

Distance to McKinney - **53.1 Miles**

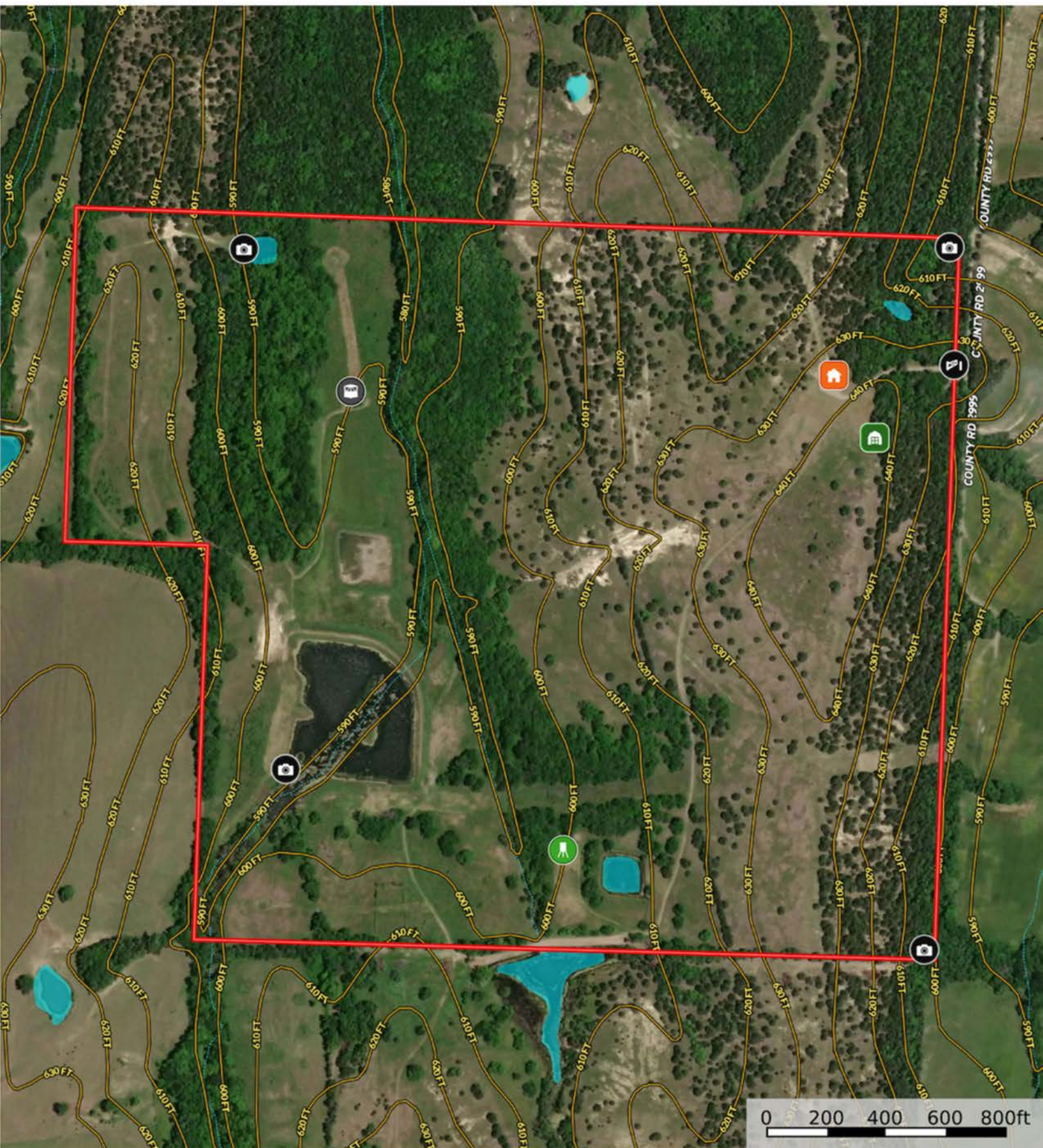
Distance to Frisco - **66.8 Miles**

Distance to Broken Bow, OK - **90.1 Miles**

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PSquared Ranch - Honey Grove, Texas

Fannin County, Texas, 151 AC +/-



- Feeder
- Photo Point
- Blind
- Gate
- Shed / Shack
- House
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



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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.



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.

The Ashton Agency	9009009	office@theashtonagency.com	817-266-1009
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ashton Theiss	0642760	ashton@theashtonagency.com	817-266-1009
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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