

HOOD COUNTY +/-13.78 ACRES AT THE NWC OF FALL CREEK HWY. & ROLLINS RD.



+/-13.78 ACRES FOR SALE | South of Granbury, TX

GRANT BRODEUR, CCIM • 817.680.7171 • grant@thornberryland.com
BOBBY KEARNS 214.897.7333 • bobby@thornberryland.com

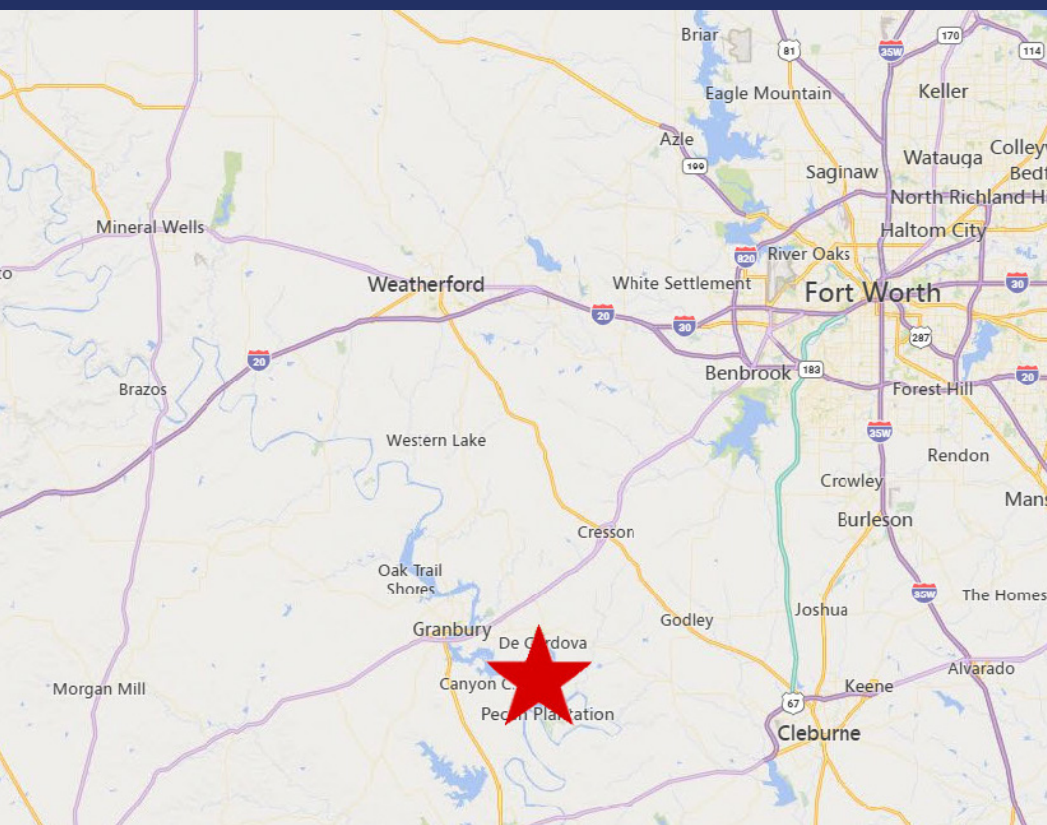
TLC THORBERRY
LAND COMPANY

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 tract
- Hard corner with +/-1,000 feet of frontage along Fall Creek Hwy.
- Close proximity to Lake Granbury and the Brazos River
- Free & clear of floodplain
- Ideal property for a homesite
- Property has been surveyed and a copy is available upon request

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Granbury, TX

Lake Granbury

**SITE
13.78 acres**

Rollins Rd.

Fall Creek Hwy.

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TOPOGRAPHY & FLOODPLAIN MAP



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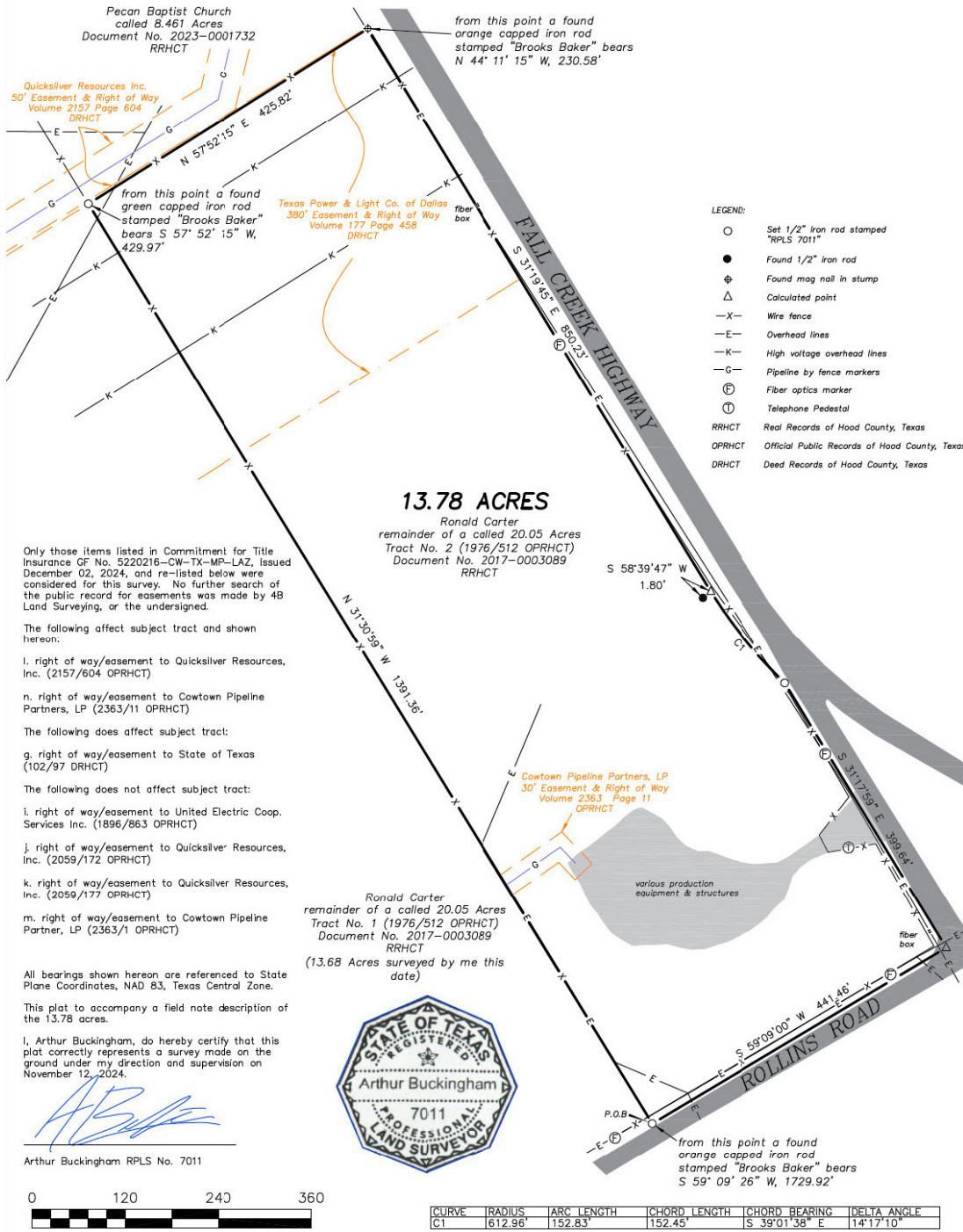
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MILTON HARDIN SURVEY, A-217 HOOD COUNTY TEXAS



Only those items listed in Commitment for Title Insurance GF No. 5220216-CW-TX-MP-LAZ, issued December 02, 2024, and re-listed below were considered for this survey. No further search of the public record for easements was made by 4B Land Surveying, or the undersigned.

The following affect subject tract and shown hereon:

l. right of way/easement to Quicksilver Resources, Inc. (2157/604 OPRHCT)

n. right of way/easement to Cowtown Pipeline Partners, LP (2363/11 OPRHCT)

The following does affect subject tract:

g. right of way/easement to State of Texas (102/97 DRHCT)

The following does not affect subject tract:

i. right of way/easement to United Electric Coop. Services Inc. (1896/863 OPRHCT)

j. right of way/easement to Quicksilver Resources, Inc. (2059/172 OPRHCT)

k. right of way/easement to Quicksilver Resources, Inc. (2059/177 OPRHCT)

m. right of way/easement to Cowtown Pipeline Partner, LP (2363/1 OPRHCT)

All bearings shown hereon are referenced to State Plane Coordinates, NAD 83, Texas Central Zone.

This plat to accompany a field note description of the 13.78 acres.

I, Arthur Buckingham, do hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on November 12, 2024.

Arthur Buckingham

Arthur Buckingham RPLS No. 7011



DATE: 12/19/24
 JOB NO. 162-13.78Ac
 DRAWN BY: AEBIV
 SCALE: 1"=120'



4B Land Surveying
 Texas Board of Professional Engineers and Land Surveyors, Firm Number 10194860

400 Cox Crossing, Ste. 303
 Tolar, TEXAS 76476
 PHONE (254) 760-6018 www.4BLandSurveying.net

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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.

Thornberry Land Company, LLC	9014904		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Grant Brodeur	0514486	grant@thornberryland.com	817-680-7171
Designated Broker of Firm	License No.	Email	Phone
Bobby Kearns	0712210	bobby@thornberryland.com	214-897-7333
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

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