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## WELCH HORSE RANCH | CENTERVILLE, TEXAS | \$1,975,000



### EXECUTIVE SUMMARY

The Welch Horse Ranch has been known for many years as one of Texas's top cutting-horse training centers and has been home to many top cutting-horse champions, including Woody Be Tuff. Under the previous ownership of Mr. Finis Welch, the training facility was thoughtfully constructed, commencing in 2002, with meticulous attention to every detail. Presently, the horse barn is designed to accommodate over 40 horses, each housed in individual stalls alongside multiple fenced runs located outside the barn. The covered arena is utilized for all-weather training. The owner's house is centrally located on the ranch, approximately 4,000 square feet.

Consisting of 40± acres, the ranch is complete with beautiful improvements and a lush coastal pasture in a pastoral setting. Huge trees are scattered across the property and around a small private fishing pond. Centrally located between Dallas/Fort Worth and Houston, Texas, just a short distance off Interstate 45, the ranch is move-in ready.

This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A full disclosure of our agency relationships is included herein as well as in the property brochure available at [www.hallandhall.com](http://www.hallandhall.com) or by contacting the Listing Broker.

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## JUST THE FACTS

- 40± acres
- Horse barn 15,000± square feet with 40 stalls, pipe-and-steel with metal roof
  - Covered arena, steel with metal roof, 150'x156'
  - Covered walker
- Main home with three bedrooms, four baths, gourmet kitchen, porch, private yard and pond
- Two water wells, both approximately 600 feet depth, and one public water meters
  - Water and electricity for all improvements
- Vet clinic located across the highway, Farm to Market 811



LAYNE WALKER | [lwalker@hallandhall.com](mailto:lwalker@hallandhall.com)  
4516 LOVERS LANE, STE. 364 | DALLAS, TX 75225  
(O) 817-840-7878 | (M) 214-244-6484



# Information About Brokerage Services

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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.

<u>Hall and Hall Partners, L.L.P.</u> Licensed Broker / Broker Firm Name or Primary Assumed Business Name	<u>9001191</u> License No.	<u>mlyons@hallandhall.com</u> Email	<u>806.438.0582</u> Phone
<u>Monte W. Lyons</u> Designated Broker of Firm	<u>588508</u> License No.	<u>mlyons@hallandhall.com</u> Email	<u>806.438.0582</u> Phone
<u>Lawrence Tyler Jacobs</u> Licensed Broker Associate	<u>462082</u> License No.	<u>tjacobs@hallandhall.com</u> Email	<u>936.537.1749</u> Phone
<u>Brett Grier</u> Licensed Broker Associate	<u>633968</u> License No.	<u>bgrier@hallandhall.com</u> Email	<u>817.357.7347</u> Phone
<u>Jay H. Leyendecker</u> Licensed Sales Agent	<u>674401</u> License No.	<u>jay@hallandhall.com</u> Email	<u>956.771.4255</u> Phone
<u>John T. Holt</u> Licensed Sales Agent	<u>712689</u> License No.	<u>jtholt@hallandhall.com</u> Email	<u>580.744.0921</u> Phone
<u>Lyle Layne Walker</u> Licensed Broker Associate	<u>395242</u> License No.	<u>lwalker@hallandhall.com</u> Email	<u>214.244.6484</u> Phone

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CENTERVILLE, TEXAS

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