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Ranch on Choctaw Creek | Sherman, Texas | \$3,199,000



Executive Summary

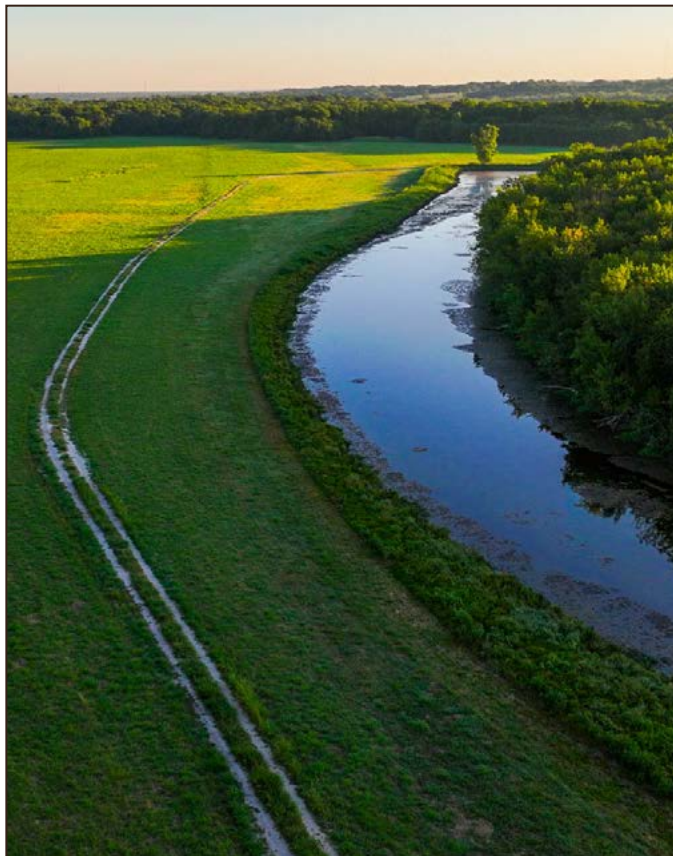
The Ranch on Choctaw Creek is in a rapidly growing region north of the Dallas-Fort Worth (DFW) metroplex. A pristine and manicured 307.53+ acres with a private 8± acre lake, frontage on Choctaw Creek, and 3,400± feet of paved highway frontage on State Highway 56. The property is located within an hour's drive to DFW airport and minutes from Sherman or Bells. The lake is stocked for fishing and provides an excellent waterfowl habitat. The productive hay fields and grazing for livestock, in addition to the hunting and recreational opportunities, make the ranch a well-rounded opportunity for ownership. This property presents an opportunity to purchase an aesthetically appealing and productive ag and recreation property at a realistic price point for the area. The Sherman/Denison area is experiencing explosive growth, most recently accelerated with the construction of two world-class chip-making facilities. A beautiful ranch property located in an area with investment potential.

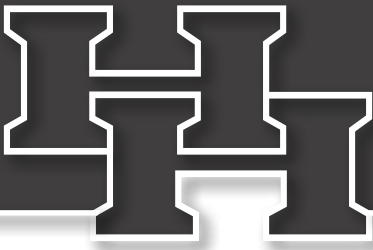


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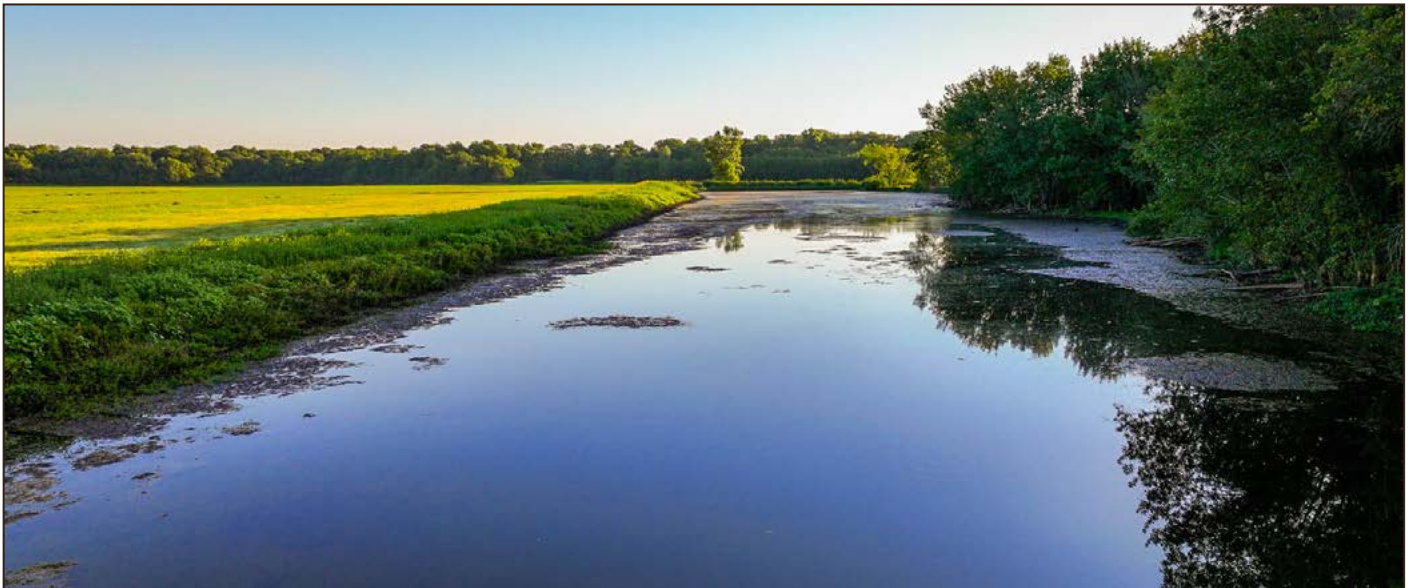
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Just The Facts

- 8± acre private lake stocked for bass fishing
- 3,400± feet of road frontage on Highway 56
- Pink Hill Water Supply Company
- Whitetail deer, ducks, dove, turkey, and wild pigs
- Approximately seven minutes southeast of Sherman
- Approximately one hour north of Dallas-Fort Worth
- Fertile Choctaw Creek bottom is currently in hay production
- Electricity on site
- No active oil and gas production on site
- Natural gas and utility easements cross the property
- Similar size acreage neighbors
- Two gated entrances



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

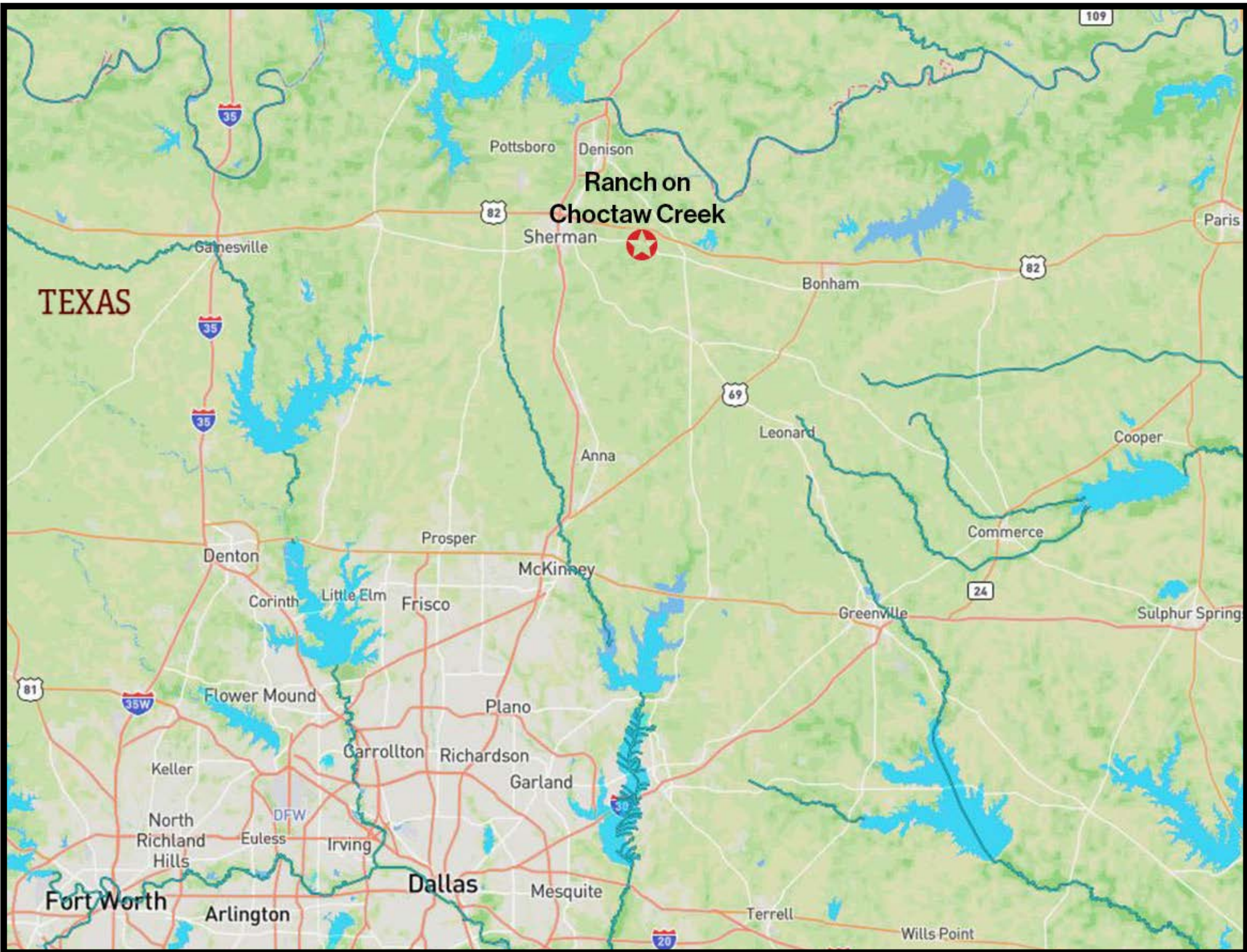
Date

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Information available at www.trec.texas.gov IABS 1-1

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Information available at www.trec.texas.gov
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**Ranch on
Choctaw Creek**

TEXAS

Sherman

Denison

Pottsboro

Bonham

Paris

Gamesville

82

69

Leonard

Cooper

Anna

Commerce

Denton

Prosper

McKinney

24

Sulphur Spring

Corinth

Little Elm

Frisco

Greenville

81

35W

Flower Mound

Plano

Keller

Carrollton

Richardson

Garland

North Richland Hills

DFW

Euless

Irving

Fort Worth

Arlington

Dallas

Mesquite

Terrell

Wills Point

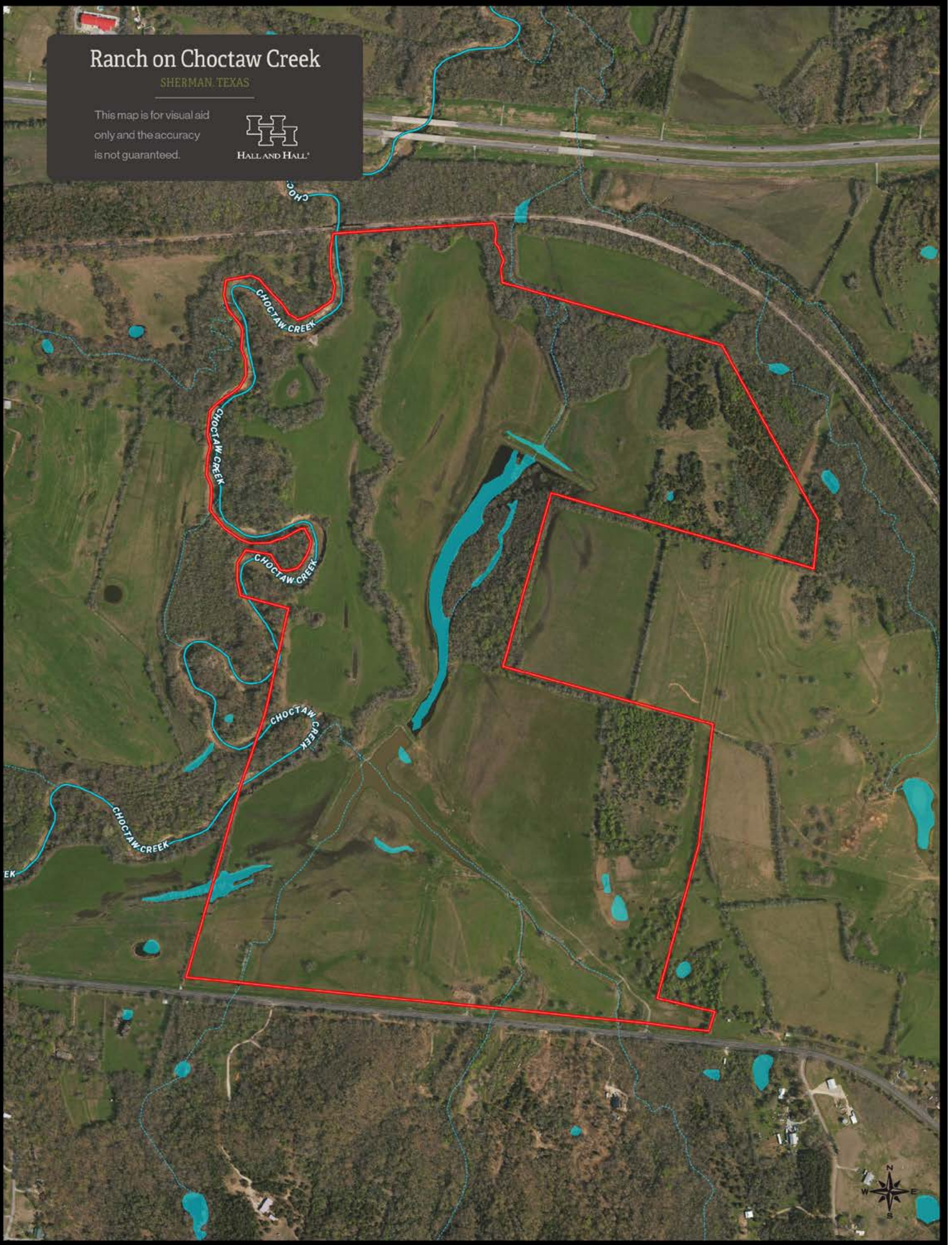
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Ranch on Choctaw Creek

SHERMAN, TEXAS

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