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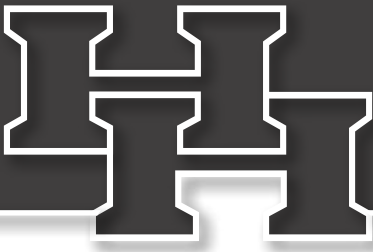
## Lower K Ranch | Mineral Wells, Texas | \$3,950,000



### Executive Summary

The Lower K Ranch is a well-manicured 283± acre raw land tract. The two water wells, eleven earthen ponds, and co-op water provide outstanding water features necessary for current use or future development. The property is ideally located on a paved farm-to-market road five minutes north of the reemerging historic town of Mineral Wells, Texas. The property is well located in Palo Pinto County, an area just west of Weatherford and the Dallas-Fort Worth metroplex, known as the hidden hill country. Generally described, the property comprises brush-covered high points, separated by sandy bottoms that are a balance of native range land and Coastal Bermuda hay fields. The property has no residential or structural improvements and is a clean, well-maintained, raw land tract ready to take in any buyer's desired direction.





## Just The Facts

- 283± Deeded Acres
- 11 ponds
- Two operable freshwater wells with depths ranging between 150 to 600 feet
- Co-op water available on-site
- Electricity available on-site
- Deer blinds and feeders (negotiable with the sale of the property)
- Approximately 157 acres of native pasture and brush cover
- Approximately 126 acres of improved Bermuda hay fields
- Development potential
- Paved road access off Union Hill less than a mile from US Highway 281
- Seller believes to own no mineral rights relating to this property
- The seller owns the operating interest for the on-site oil and gas production. He is partnered with a third-party operator to maintain the wells and the owned operating interest is negotiable with the sale of the property.
- The tree cover is primarily post oak, live oak, blackjack, cedar, and mesquite



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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

# Lower K Ranch

PALO PINTO COUNTY, TEXAS

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is not guaranteed.



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