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BBF-Champion Creek Ranch Colorado City, Texas | \$1,950,000

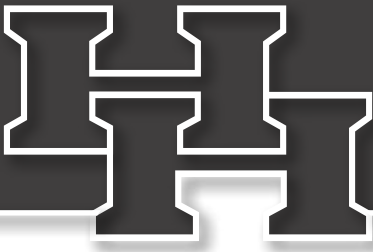


Executive Summary

The BBF-Champion Creek Ranch is a premier property integrating agricultural productivity with recreational features. Approximately five miles southeast of Colorado City, Texas, this property offers a unique blend of productive farmland and wildlife habitat with great access.

The southeast 160± acres are equipped with a modern Zimmatic center pivot sprinkler covering 50± acres with two irrigation wells. Also included are 110± acres of dry cropland and native pasture. The headquarters features a charming barndominium in a setting of oak and pine trees. The home includes a covered patio with pond views, two shop areas for storage and equipment maintenance, and assorted equipment for property maintenance.





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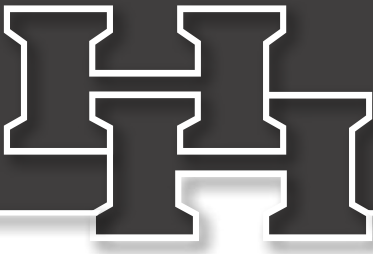
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The pasture portion of the ranch has a dense cover of brush and trees for wildlife cover. Champion Creek meanders through the central portion of the property for about a mile, lined with oaks, hackberry, and other hardwoods. Another small pivot covering five acres is located in the southwest corner, offering game food plot potential. There are three dedicated wells supporting irrigation needs and five wells providing water for livestock and domestic use.

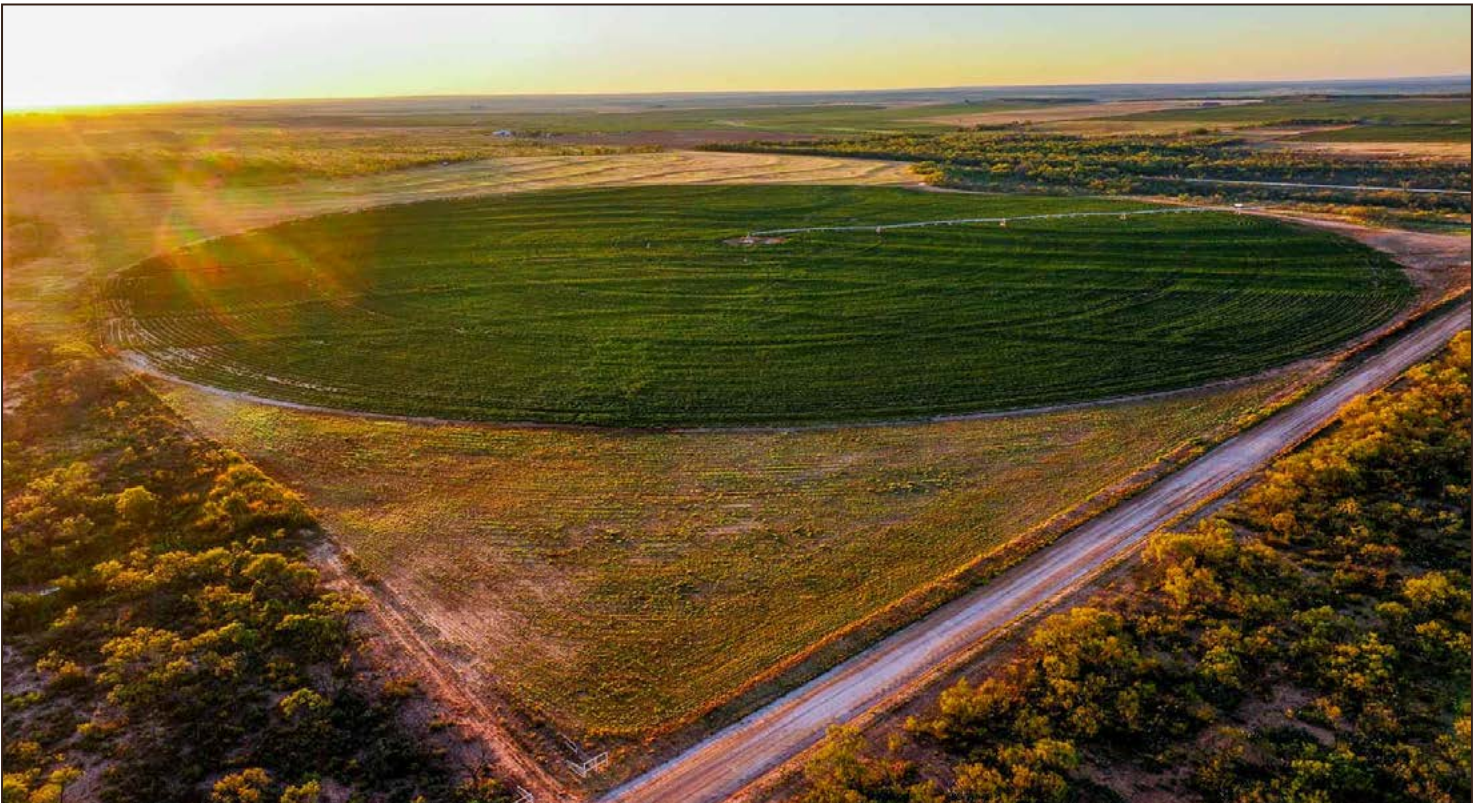
The BBF-Champion Creek Ranch is offered surface-only with all alternative energy rights owned by seller to be conveyed. Property east of County Road 127 is subject to a prior 25 percent reservation on wind energy income. This ranch offers a rare opportunity to own a combination investment property with productive cropland, recreational features and excellent water features.





JUST THE FACTS

- 644± deeded acres in Mitchell County, Texas
- Located five linear miles southeast of Colorado City, Texas
- Over one mile of Champion Creek meandering through the property
- Attractive combination of productive cropland and brush/tree-covered pasture
- 190± acres of cropland
- 50± acres currently irrigated by center pivot
- Excellent water features
- Three irrigation wells, seven domestic wells, three ponds
- Meticulously maintained headquarters
- 100' X 50', three-bed, two-bath barndominium and shop
- 50' X 60' metal shop building
- Livestock shed, hay shed, and other storage buildings
- Whitetail deer, turkeys, dove, waterfowl



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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

BBF-Champion Creek Ranch

COLORADO CITY, TEXAS

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is not guaranteed.



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CO RD 127

