

# Venado Canyon Ranch

386.614 Acres | Palo Pinto County

LANDS &  
DWELLINGS  
by Allen Crumley at Williams Trew Real Estate



## Great Weekend Getaway!

This beautiful 386+ acre ranch sits in northwest Palo Pinto Co just 15 minutes from Possum Kingdom Lake and less than 70 miles from Fort Worth. An extremely well built and comfortable cinder-block cabin has 2 bedrooms off a central living and kitchen area with a cozy fireplace. A large covered area for entertaining is just out the back door and can also double as a covered parking. The cabin looks over a 4+ acre lake when full which is fed by Froggy Branch Creek. This ranch is turn-key complete with furnishings for the cabin and numerous hunting blinds and feeders. The ranch's fencing and cross fencing is in good condition. This is a perfect multi-functional weekend getaway.

386.614 Acres in northwest Palo Pinto County

2 Bedroom cinder block built cabin with large outdoor entertaining area

Cabin over looks 4+ acre lake fed by Froggy Branch Creek

15 Minutes to Possum Kingdom

Less than 70 Miles to FTW

**\$998,500**

[LandsAndDwellings](#)

[MapRight](#)

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**WilliamsTrew**   
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.  
**IMAGINE LIFE**

PALO PINTO COUNTY, TEXAS

Path: PP

T.E. & L. COMPANY SURVEY NO. 857  
A-433  
(Volume 799, Page 6)

T.E. & L. COMPANY SURVEY NO. 858  
A-434  
(Volume 799, Page 6)

T.E. & L. COMPANY SURVEY NO. 859  
A-435

T.J. BRADFORD SURVEY  
A-1628  
(Volume 472, Page 24)

Point of Beginning  
(386.614 acres)

Found 1/2" Iron Rod

S 89°19'34"E 2472.50' 4" Steel Fence Corner Post

2" Steel Fence Corner Post

S 47°57'39"E  
1341.01' E  
Concrete Marker

T.E. & L. COMPANY SURVEY NO. 862  
A-438

T.E. & L. COMPANY SURVEY NO. 863  
A-439

386.614 acres

N 00°26'47"W 3763.87'

STATE HIGHWAY NO. 337  
S 47°58'00"E 2700.37'

Concrete Marker

S 48°00'15"E  
1445.35'

R=5799.58'  
A=42.4'

M.E. CONATSER SURVEY  
A-1461  
(Volume 472, Page 24)

Set 1/2" Iron Rod  
at Fence Corner

S 89°42'11"W 6551.02'

Set 1/2" Iron Rod

S.L. ELDER SURVEY  
A-1472  
(Volume 104, Page 597)

LAWSON LAND SURVEYING  
J.G. LAWSON JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR

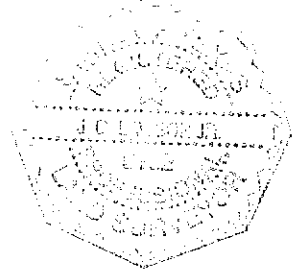
105 N. FM RD. 2353 GRAFORD, TEXAS 76449  
(940-779-4086)

D.C. COFFMAN SURVEY  
A-1531  
(Volume 472, Page 24)

HOLT-GROSS SURVEY, A-2038  
(Volume 494, Page 605)

NOTES

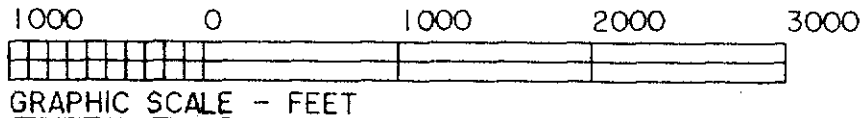
- 1. Bearing base true north based on solar observation.
- 2. Surveyor has made no investigation or independent search for easements.



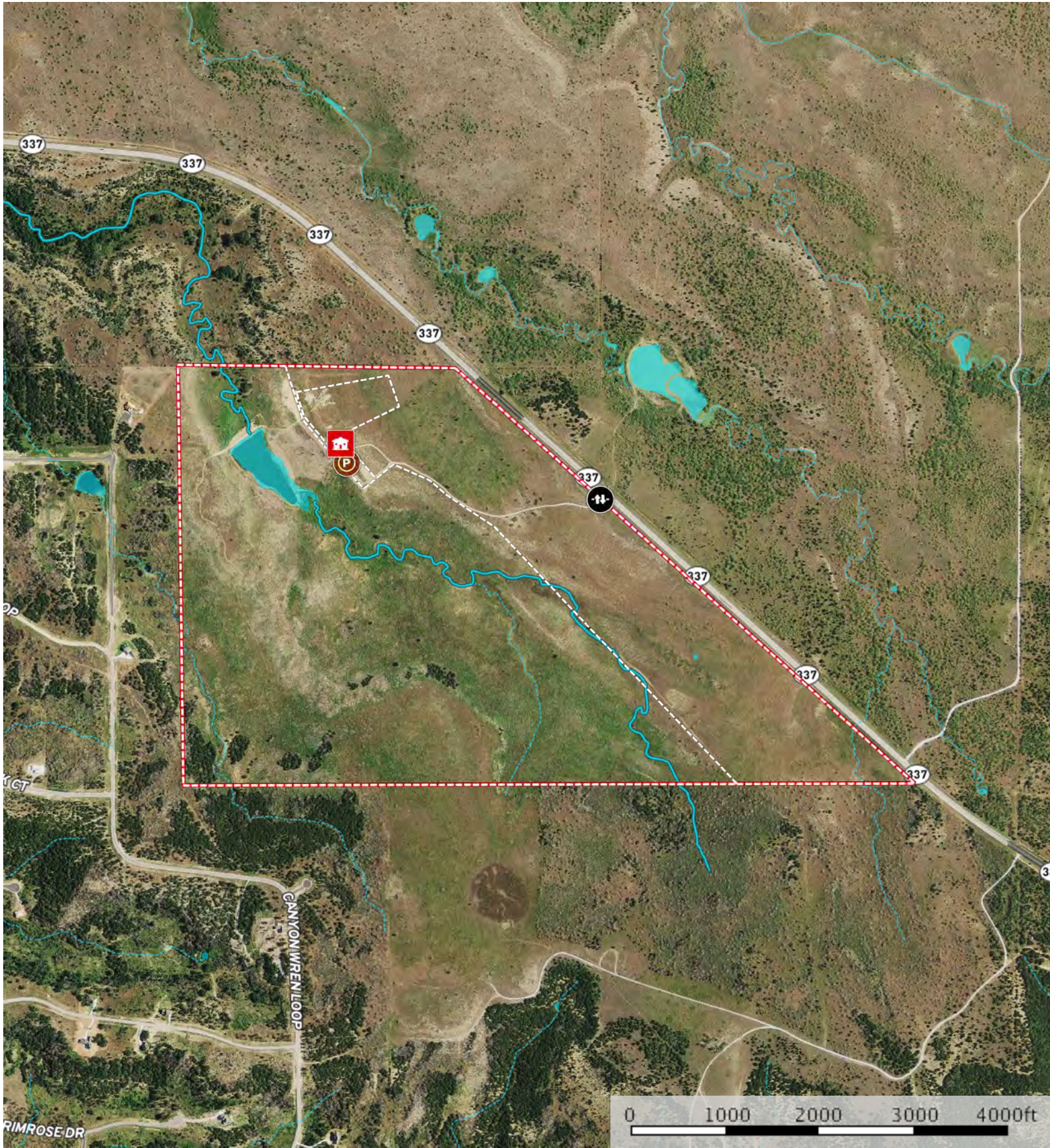
I, J.G. LAWSON JR., Registered Professional Land Surveyor, do hereby certify that to the best of my knowledge this plat is true and correct of a survey made on the ground

*J.G. Lawson Jr.*  
J.G. LAWSON JR.

DATE: 4-25-01  
Plat No. H386-2

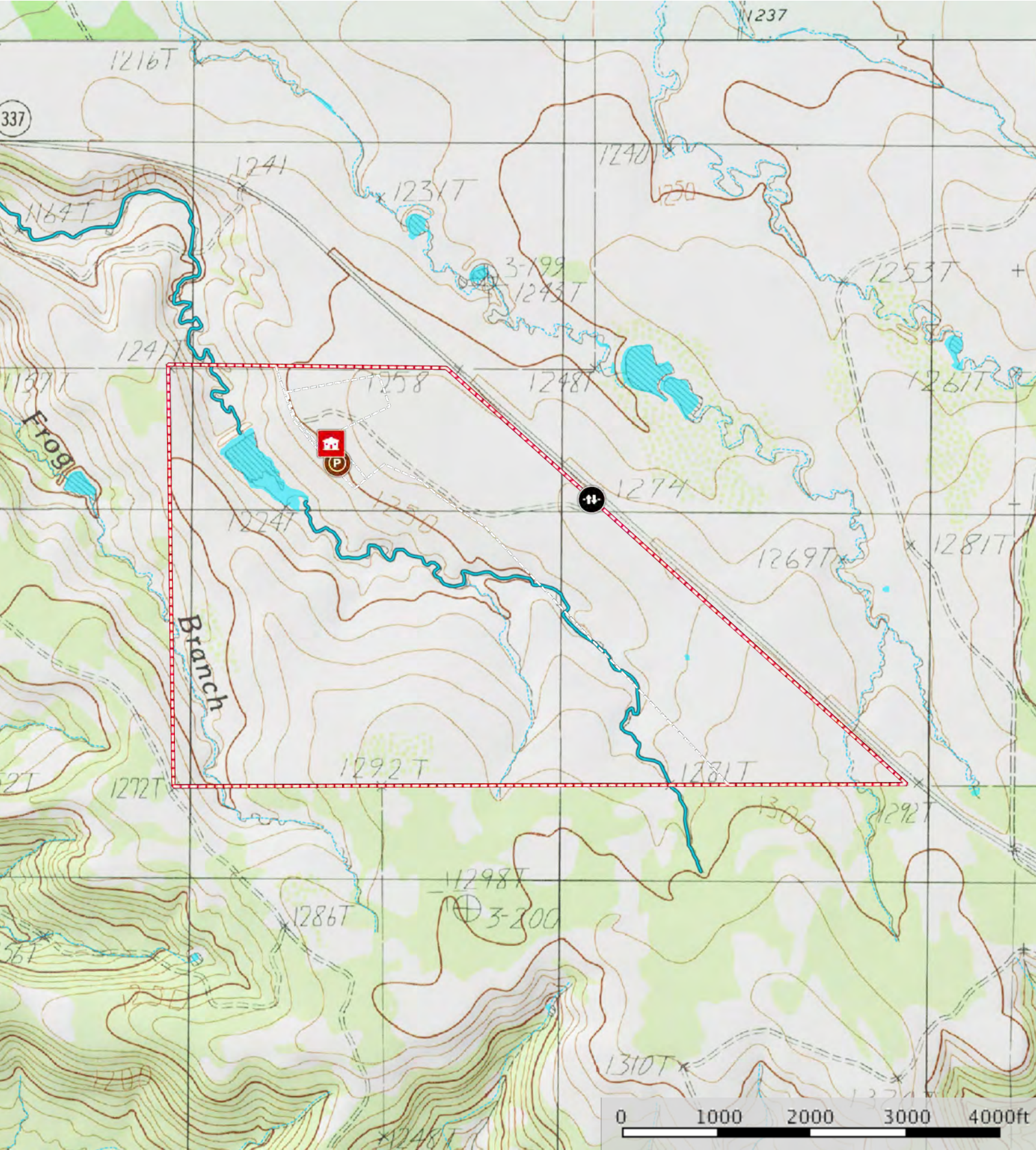






- Gate
- Main House
- Pens
- Fence
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body





Gate

Main House

Pens

Fence

Boundary

Stream, Intermittent

River/Creek

Water Body





# Information About Brokerage Services

11-2-2015

*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.

**Ebby Halliday RE Inc. DBA**

**Williams Trew**

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

**0257740**

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**Allen Crumley**

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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