



## McClure Mountain Ranches

| Tract     | Acres | Price        | \$/acre | Status         |
|-----------|-------|--------------|---------|----------------|
| Tract 1A  | 25.00 | \$185,000.00 | \$7,400 | Available      |
| Tract 1B  | 23.04 | \$170,518.00 | \$7,400 | Available      |
| Tract 2   | 54.55 | \$362,770.00 | \$6,650 | SOLD           |
| Tract 3   | 31.83 | \$235,512.00 | \$7,400 | SOLD           |
| Tract 4   | 51.17 | \$365,872.00 | \$7,150 | SOLD           |
| Tract 5   | 40.37 | \$298,738.00 | \$7,400 | SOLD           |
| Tract 6A  | 33.31 | \$246,523.00 | \$7,400 | Available      |
| Tract 6B  | 30.17 | \$223,287.00 | \$7,400 | Available      |
| Tract 7   | 46.54 | \$309,464.00 | \$6,650 | Available      |
| Tract 8   | 48.07 | \$346,230.00 | \$7,203 | SOLD           |
| Tract 9   | 76.01 | \$685,000.00 | \$9,012 | SOLD           |
| Tract 10  | 38.47 | \$346,230.00 | \$9,000 | SOLD           |
| Tract 11  | 44.40 | \$295,266.00 | \$6,650 | UNDER CONTRACT |
| Tract 12  | 31.15 | \$230,095.00 | \$7,386 | UNDER CONTRACT |
| Tract 13A | 30.15 | \$223,095.00 | \$7,400 | Available      |
| Tract 13B | 30.15 | \$223,095.00 | \$7,400 | Available      |

[Click here to view the interactive map](#)

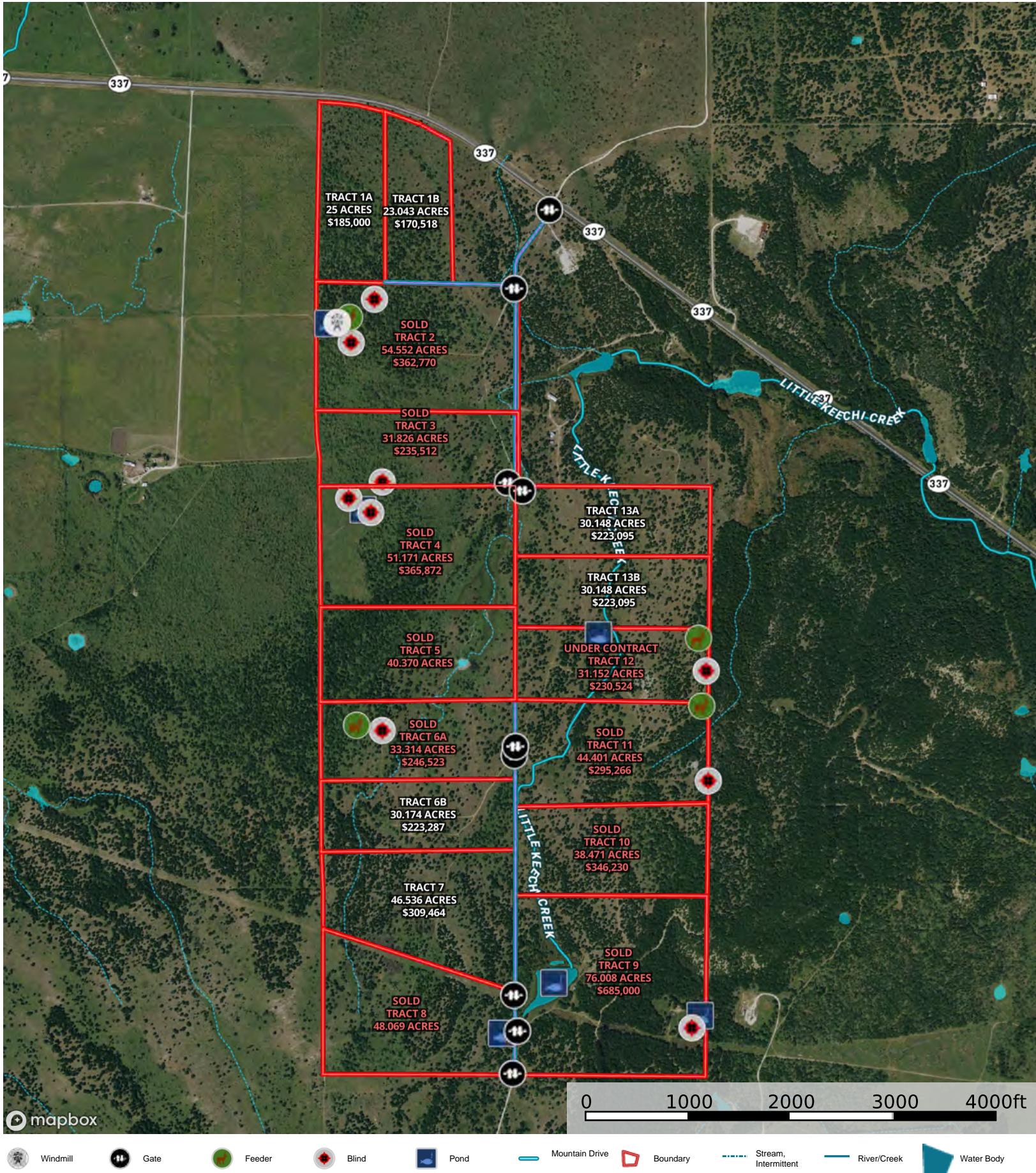
For more information:

Allen Crumley 817862-4459

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[landsanddwellings.com](http://landsanddwellings.com)







### **McClure Mountain Ranches Deed Restrictions**

1. No commercial activity other than ordinary farm and ranch operations or home-based type businesses shall be permitted.
2. No dog kennels, hog or swine farming, chicken or turkey farms, or feed lots other than animals for personal use shall be permitted. Laying chickens are allowed; however, there shall be no roosters. Owners are allowed to have two (2) large animals per owned acre.
3. No excavation of sand, gravel, or rocks other than for personal use on a tract to landscape, build home and outbuildings, or construct ponds, etc. shall be permitted.
4. No wrecking yards or storage of inoperable vehicles or equipment shall be permitted on any tract. Any inoperable vehicles or equipment must be stored inside a building and shielded from view of neighboring landowners.
5. No manufactured homes or mobile homes shall be allowed as residences or stored on any tract. "Tiny homes" and off-site built cabins are not considered to be manufactured or mobile homes.
6. No recreational vehicles, including motor homes, travel trailers, or moveable containers with living spaces, shall be permitted on any tract unless shielded from view of neighboring landowners by structure, terrain, or landscaping.
7. No billboards or advertising signs shall be permitted on any tract unless shielded from view of neighboring landowners, except for signs used for the sale of tracts.
8. No further subdivision of any tract shall be permitted.
9. No noxious or offensive activity shall be carried on upon any tract or within any portion of the property, nor shall anything be done thereon which may become an annoyance or nuisance to the other tract owners.
10. No accumulation of debris, refuse, trash, hazardous materials, or junk may be placed on or stored on the property.
11. No structure shall be more than two (2) stories in height.
12. No wind turbines or towers taller than 50 feet shall be permitted on any tract.
13. All structures including but not limited to homes, barns, stables, storage buildings, outbuildings, gate entrances, and fences must be constructed of quality materials in a skilled, workmanlike manner. Perimeter fences must be of "see-through" material such as net wire, barbed/barbless wire or a combination of. All construction other than homes must be completed within 12 months of construction commencement.
14. All structures shall be set back 200 feet from the edge of the Mountain Drive road and utility easement and 50 feet from the tract side boundaries. This shall include permanent and temporary structures including hunting blinds. This does not pertain to fences.
15. All improvements shall be constructed with necessary permits as required by Palo Pinto County, Texas, especially as it relates to on-site sewer (septic) systems.
16. Restrictions may be enforced by the developer or any owner of one or more tracts of land in the McClure Mountain Ranches subdivision. In the event an owner(s) violates any of the restrictions, said owner(s) shall be given 30 days written notice to correct the violation. In the event said violation is not corrected and a lawsuit is brought against owner(s) who violates the restriction, violators may be responsible for all court costs and attorney fees. This document may be amended by an instrument signed by not less than 67% of tract owners.



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

#### Williams Trew

| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                              | Phone                |
|---|----------------|------------------------------------|----------------------|
| <b>Betty Misko</b>  | <b>257740</b>  | <b>bettymisko@ebby.com</b>         | <b>(817)732-8400</b> |
| Designated Broker of Firm   | License No.    | Email                              | Phone                |
| <b>Elizabeth McCoy</b>  | <b>0496425</b> | <b>elizabethm@williamstrew.com</b> | <b>(817)732-8400</b> |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.    | Email                              | Phone                |
| <b>Allen Crumley</b>  | <b>0591264</b> | <b>allen@williamstrew.com</b>      | <b>(817)480-9502</b> |
| Sales Agent/Associate's Name  | License No.    | Email                              | 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)

IABS 1-0 Date