

WilliamsTrew[☆]



McCLURE MOUNTAIN RIDGES



McClure Mountain Ridges
Graford, TX | Palo Pinto County



Tracts from 12 to 48 acres

Most tracts start in the \$200,000's

McClure Mountain Ridges is a small community of ranches only one hour from the metroplex offering owners an affordable ranch getaway that is a convenient and private escape. McClure Mountain sits in the heart of the historic western frontier near the meeting place of Charles Goodnight and Oliver Loving, the Comanche Trail, Fort Belknap & Fort Richardson, and the 1854 Brazos Reservation. Here, there is something for everyone. View, hillsides, ponds, and fields. Roads and trails have been cleared to private cabin and campsites that have unbelievable views!

All tracts will have electricity at the main road and have a wildlife exemption. There is no HOA!

We have a trusted references available including, lenders, contractors for building, land improvements, septic, and water systems.

Seller financing may be available. Conditions apply.





Welcome to your private escape

Williamstrew[☆]

This property is being offered For Sale and is Exclusively Listed by Allen Crumley, Associated Broker with Williams Trew. Prospective buyers may be required to provide proof of funds or a bank reference letter prior to scheduling a showing. No trespassing, please. Seller's agent must be present at all showings. This information was obtained from sources deemed to be reliable, but in no way warranted by Williams Trew or Ebby Halliday. The property is offered subject to errors, omissions, changes in price and/or terms, or removal from the market without notice. The Buyer and Buyer's representatives should verify all information contained herein.



Allen Crumley

Associated Broker

(817)480-9502

allen@williamstrew.com

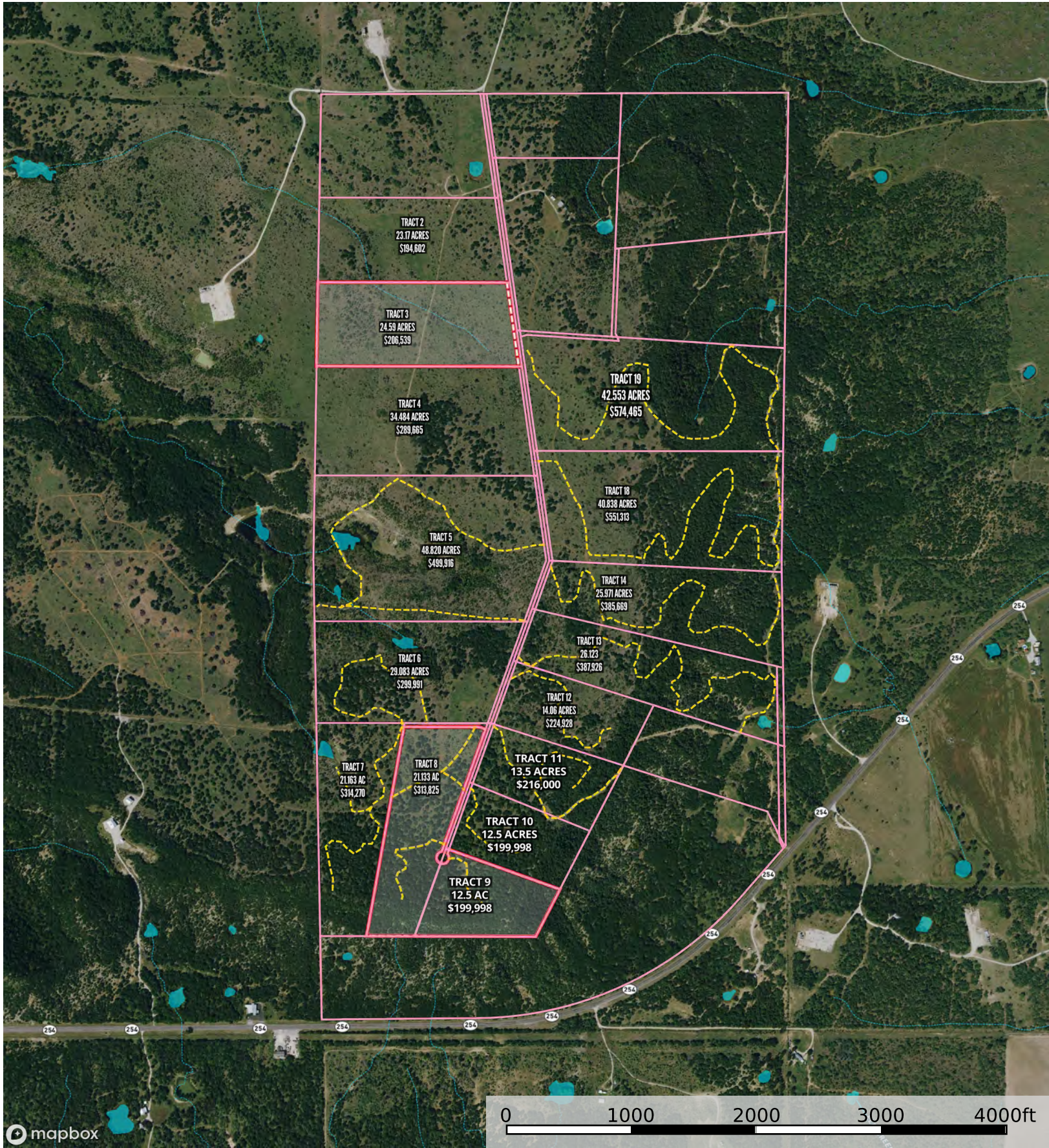
landsanddwellings.com

Information provided is not guaranteed



McCLURE
MOUNTAIN
RIDGES







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.

Ebby Halliday RE Inc. DBA Williams Trew	0257740		
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Ginger Gill	0504495	gingergill@ebby.com	(214)572-1060
Designated Broker of Firm	License No.	Email	Phone
Carolyn McCann	0496425	carolyn@williamstrew.com	(817)732-8400
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Allen Crumley	0591264	allen@williamstrew.com	(817)480-9502
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

IABS 1-0 Date