

LANDS & DWELLINGS

by Allen Crumley at Williams Trew Real Estate



Post Oak Ranch 205

205 acres in Northern Jack County

\$1,691,250

LANDSANDDWELLINGS.COM



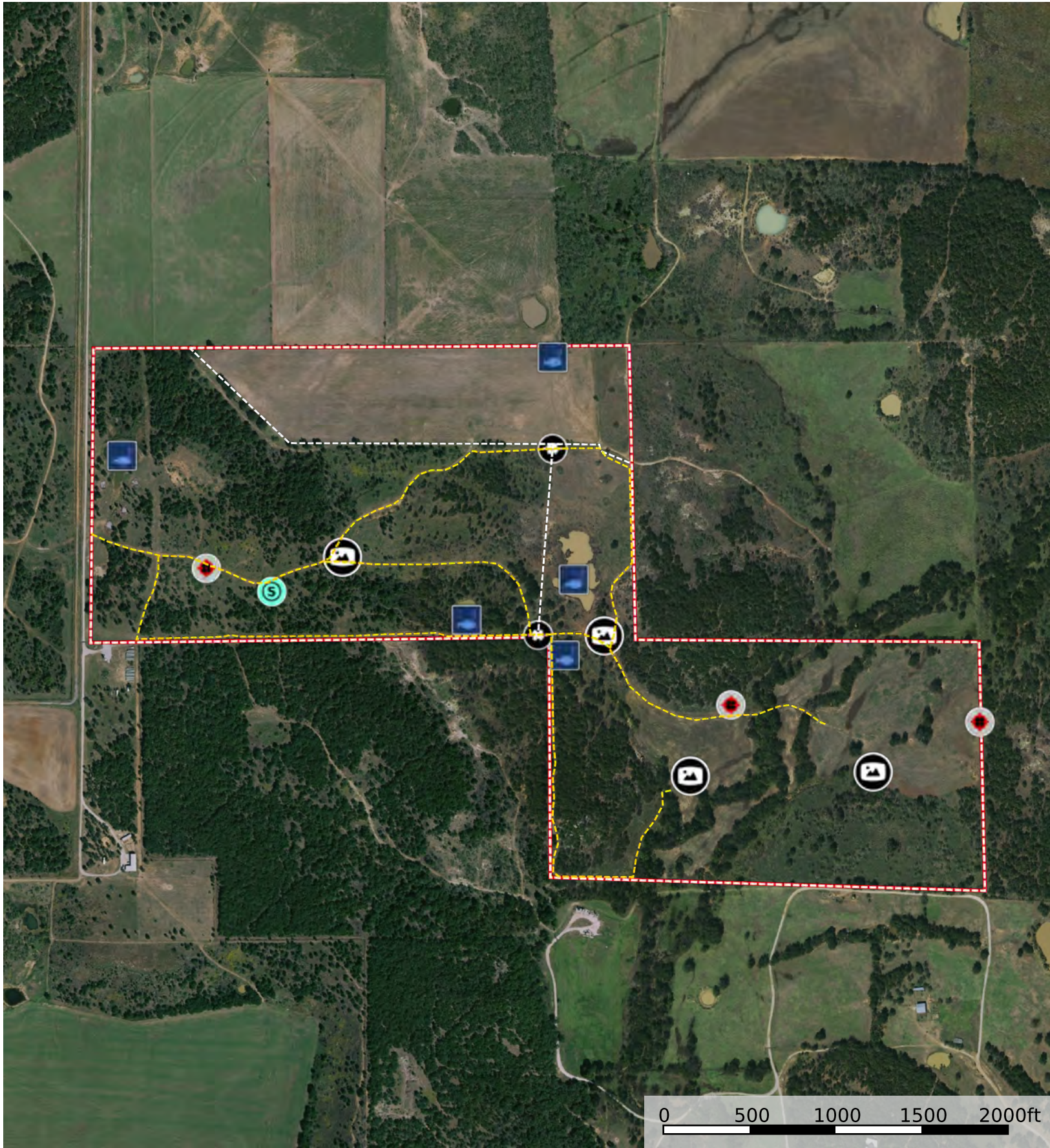
19281 FM 2127 Bowie, TX 76230

205 acres in Northern Jack County only 1:20 from Fort Worth! This diverse ranch has a wonderful blend of 25% cover and 75% open native range. The very well-maintained ranch is stacked with wildlife and has been thoughtfully cared for and managed to maximize accessibility and function. 5 surface tanks and a beautiful pecan bottom along Crooked Creek. There are approximately 49 acres in wheat cultivation with excellent soils. Good groundwater can be found approximately 300' deep. Power is available on-site and there are numerous potential home sites. The ranch is fenced and cross-fenced with fences in good to very good condition. There has been little hunting pressure and the ranch is surrounded by large neighbors who do not hunt. There are several blind and feeder sets that can stay and the hunting is excellent. 25 cows can comfortably be run year-round. Hunting blinds and feeders may stay with an acceptable offer. This ranch is ready to use and enjoy from day one.

Offered at **\$1,691,250 or \$9500/ac**







Panoramic View

Spring

Gate

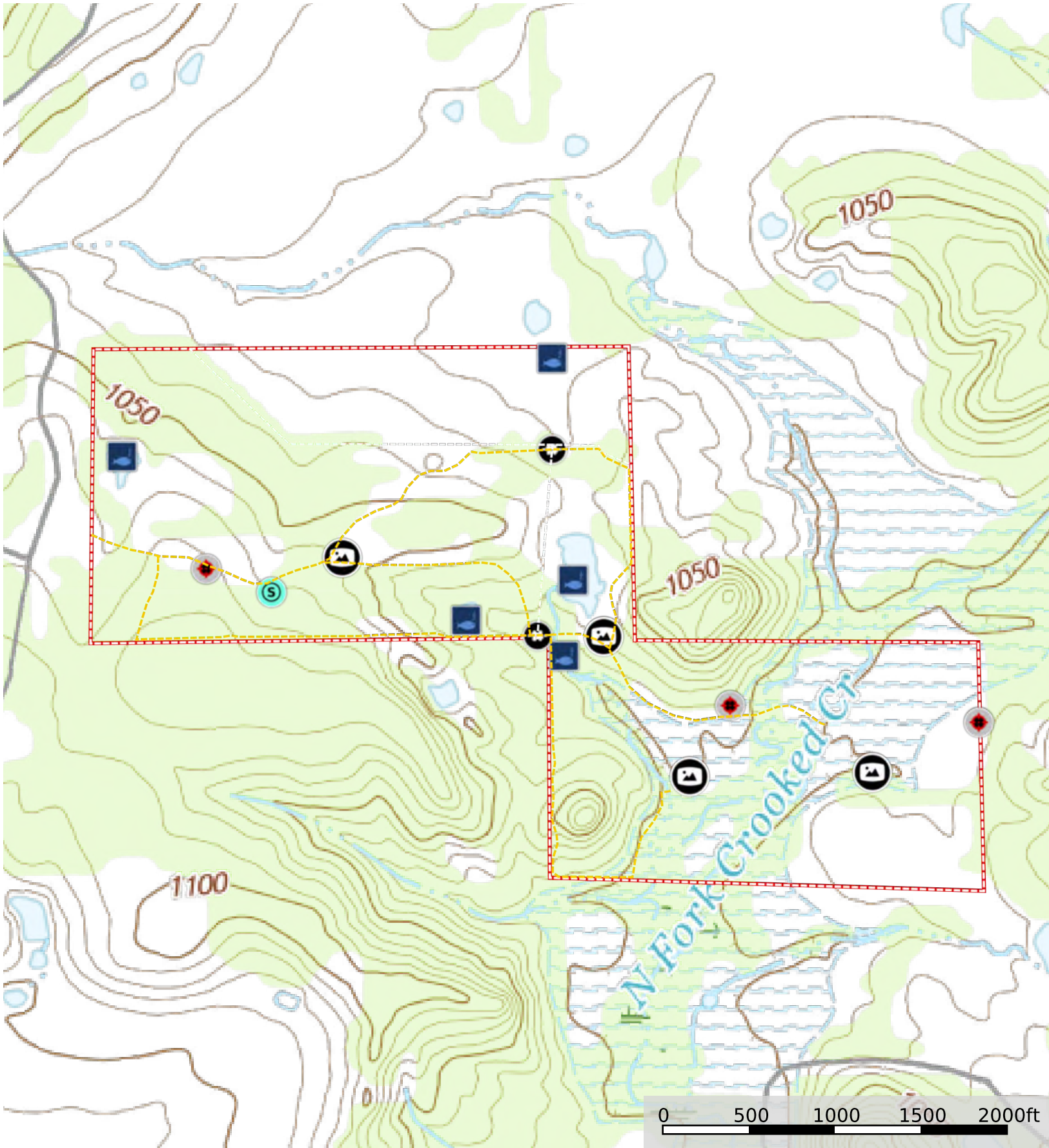
Blind

Pond

Road / Trail

Fence

205 +/-



Panoramic View

Spring

Gate

Blind

Pond

Road / Trail

Fence

205 +/-



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.

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 Real Estate	257740	gingergill@ebby.com	214-572-1060
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ginger Gill	504495	gingergill@ebby.com	214-572-1060
Designated Broker of Firm	License No.	Email	Phone
Elizabeth McCoy	0496425	elizabethm@williamstrew.com	(817) 732-8400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Allen Crumley	0591264	allen@williamstrew.com	(817) 732-8400
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Allen Crumley

Associated Broker

(817)480-9502

allen@williamstrew.com

landsanddwellings.com

Information provided is not guaranteed