



HALL AND HALL®

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PURA VIDA ON THE BRAZOS | WEATHERFORD, TEXAS | \$5,450,000



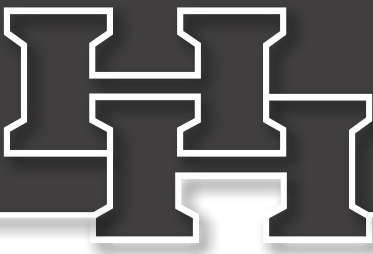
EXECUTIVE SUMMARY

The ranch features a custom-built 3,800± square foot hill-country style home with views of the Brazos River valley. Three bedrooms, three-and-a-half bathrooms, and an attached three-car garage comprise the house. Outdoor living is emphasized with large porches and a detached recreation courtyard that offers a lap pool, spa, and barbecue area. A fire pit and wine cellar are built into the side of a hill and incorporated close to the home and pool area, serving a dual purpose as a storm shelter.

The residence maintains a split floor plan with two master suites and a downstairs office or media room. The third bedroom and full bathroom are upstairs over the attached three-car garage. Attention to details typically found in large estates, the home was designed and landscaped to complement the natural surroundings. Large windows and vaulted ceilings flood the space with natural light, emphasizing the views and seclusion of the property. The home and surrounding improvements are supplied with underground electrical service, a 220-foot-deep water well, and propane gas for fixed appliances.

Conservative horse improvements include quality-built pipe and welded no-climb wire pens, including four 18'x18' covered stalls with 18'x30' uncovered turnouts at each stall. Complete with a lighted riding arena, climate-controlled tack-feed room with attached covered hitching posts, and wash area.

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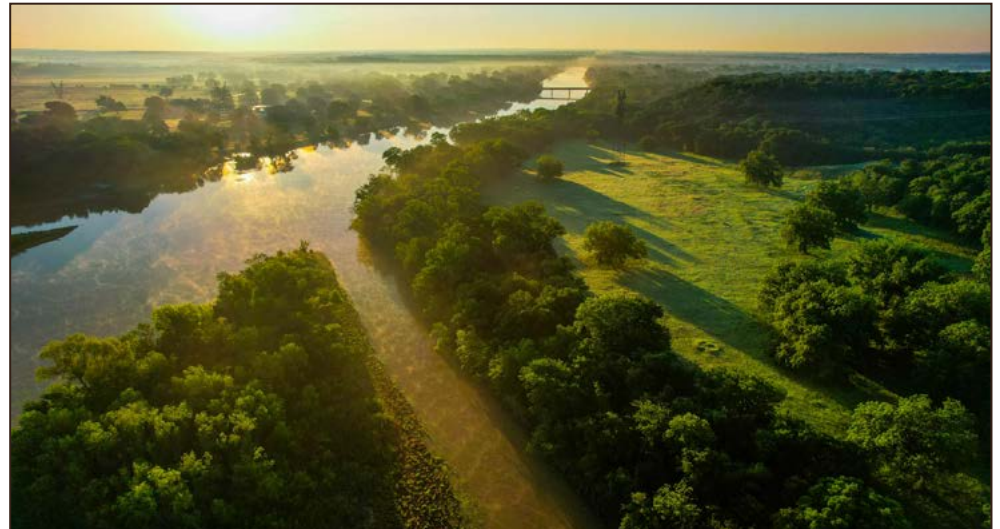
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In addition to the equestrian facilities, a 3,200± square foot insulated shop offers storage for equipment and supplies. Attached to the shop is a 40'x50' covered equipment parking with a gravel base and a separate 8'x40' dry storage container with electricity and water.

The property has exceptional hunting, with larger neighbors to the west and residential development to the east with minimal hunting pressure. A flooded duck slough provides waterfowl hunting, attracting a diverse population of ducks and geese. Access to the Brazos River provides wildlife, fishing, boating, and watersports. Approximately 760 acre-feet of adjudicated water rights allow irrigation and impoundment of water from the river.

The riverfront property, minus twenty acres along the waterfront, stands above the floodplain, ensuring that most of the land and its developments remain unharmed by flooding. The approximately twenty acres of floodplain consist of coastal Bermuda pecan bottom. The seller believes to own roughly 11% of the mineral estate and will convey all of it with the sale of the property.

The prime location and proximity to the metroplex, waterfront access, adjudicated water rights, custom home, equestrian amenities, and exceptional hunting opportunities make this waterfront ranch on the Brazos River an investment-class property in the path of progress with amenities built for enjoyment. This ranch offers a distinct opportunity in a remarkable setting.



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JUST THE FACTS

- 186± acres to be surveyed
- Over one-half-mile of waterfront and boatable access on the Brazos River
- Located between Granbury and Weatherford
- Adjudicated water rights from the river for irrigation and impoundment
- Approximately 3,800± square foot, three bedroom, three-and-one-half bath custom home
- Recreational courtyard with pool, spa, and barbecue area overlooking the river
- A wine cellar and fire pit area incorporated on the side of the hill below the house
- All-weather garden shed/greenhouse plumbed with water, electricity, and propane
- Approximately 23-foot-deep private water well and 2,500-gallon water storage
- One stock pond
- 3,200±-square-foot shop adjacent to four covered horse stalls and turnouts
- Lighted pipe riding arena
- Dry storage for square bales
- Climate-controlled feed and tack room
- Covered wash area and hitching posts adjoining the tack room with lighting and electrical
- Owned mineral rights that will convey with the sale
- Pipe and masonry gated entrance with over .7 miles of paved driveway
- A small historic cemetery dating to the pre-civil War era

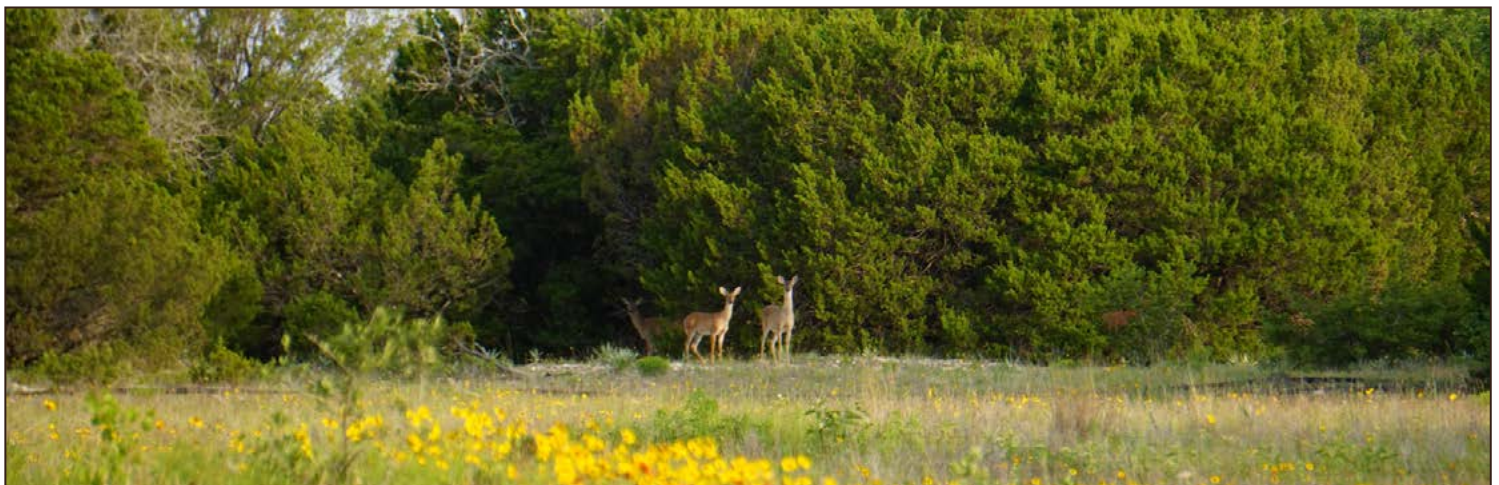
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Pura Vida on the Brazos
WEATHERFORD, TEXAS

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Campbell
Island

THORPE SPRINGS RD



Pura Vida on the Brazos

WEATHERFORD, TEXAS

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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.

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