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LITTLE RED RIVER RANCH | TURKEY, TEXAS | \$ 1,593,750



EXECUTIVE SUMMARY

This exceptional offering is located approximately 12 miles northeast of Turkey and 17 miles west of Estelline, in central Hall County. The ranch is conveniently sited at the northeast corner of Farm to Market 657 and County Road P, which extends along the south boundary. An outstanding variety of terrain features sweeps across the ranch from level to rolling topography, breaking into the Little Red River. A prominent seasonal drainage, the Little Red River fronts the north property boundary for approximately two and three-quarter miles. The river bottom country is brushy, providing awesome game habitat. Two other deep drainages with brushy native pastures traverse the ranch.

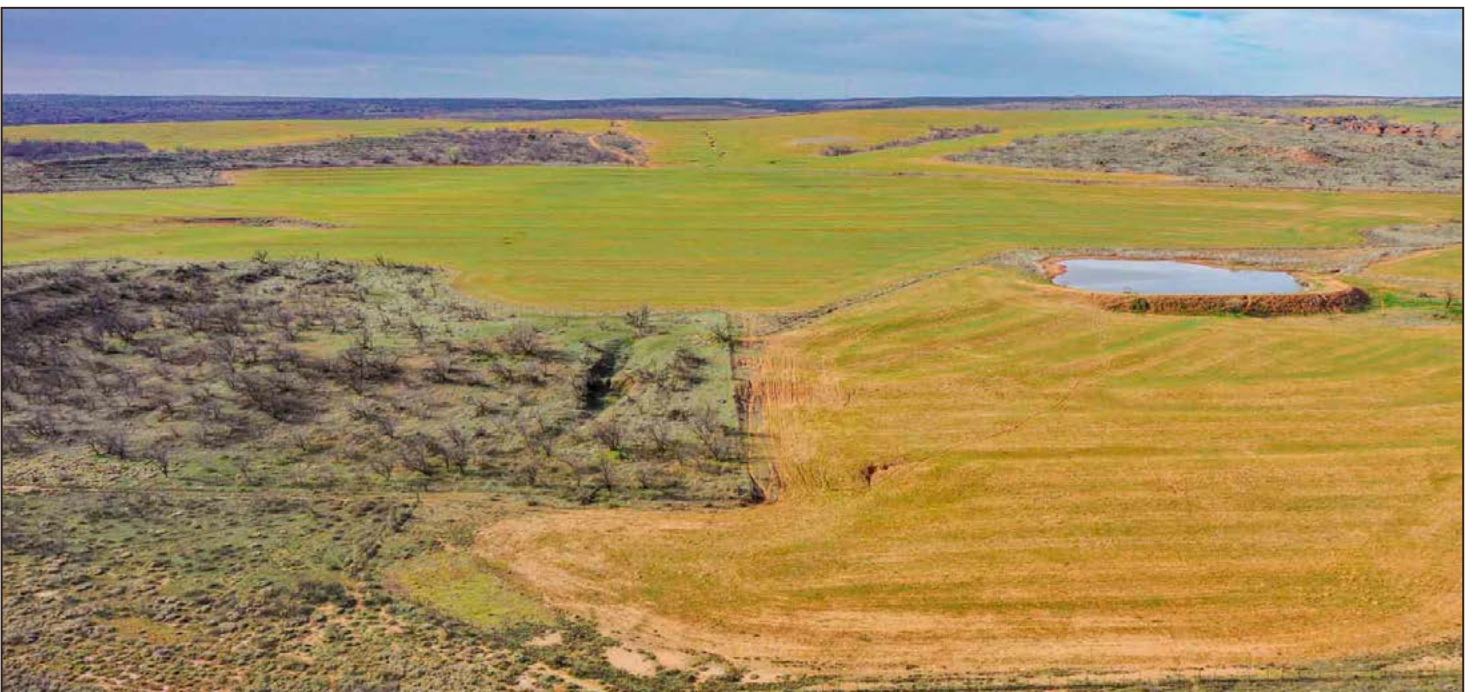
The approximately 550 acres of cultivation are divided into several fields and intermingled with the native pasture and draws, offering corridors for game travel. This is an income opportunity for the ranch through wheat pasture grazing, cotton, hay, or a combination thereof. These fields can also be a magnet for area wildlife if seeded with wheat or other mixes for game food plots. The Little Red River Ranch is well-watered, with seasonal holes of water found along the river. Other surface water features include earthen tanks. Livestock water is provided by one well equipped with an electric submersible pump as well as a rural water tap located at the southwest corner of the ranch. The ranch offers a good mix of game species, including mule deer, whitetail deer, turkey, hogs, dove, and varmints.

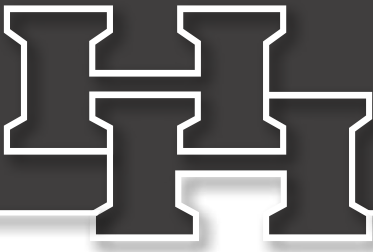
Offered with 25% of the seller's owned minerals. The exact mineral ownership is unknown. All rights associated with alternative energy production will be conveyed.



JUST THE FACTS

- 1,250± deeded acres in Hall County, Texas
- Located 18 miles northeast of Turkey, Texas
- Little Red River frontage for approximately 2.75 miles
- Outstanding mix of native pasture and cultivation
- Combination of recreation and production agriculture
- Whitetail deer, mule deer, turkey, dove
- Good water features with one water well, rural water, and holes of water in the river
- 25% of seller's owned minerals convey



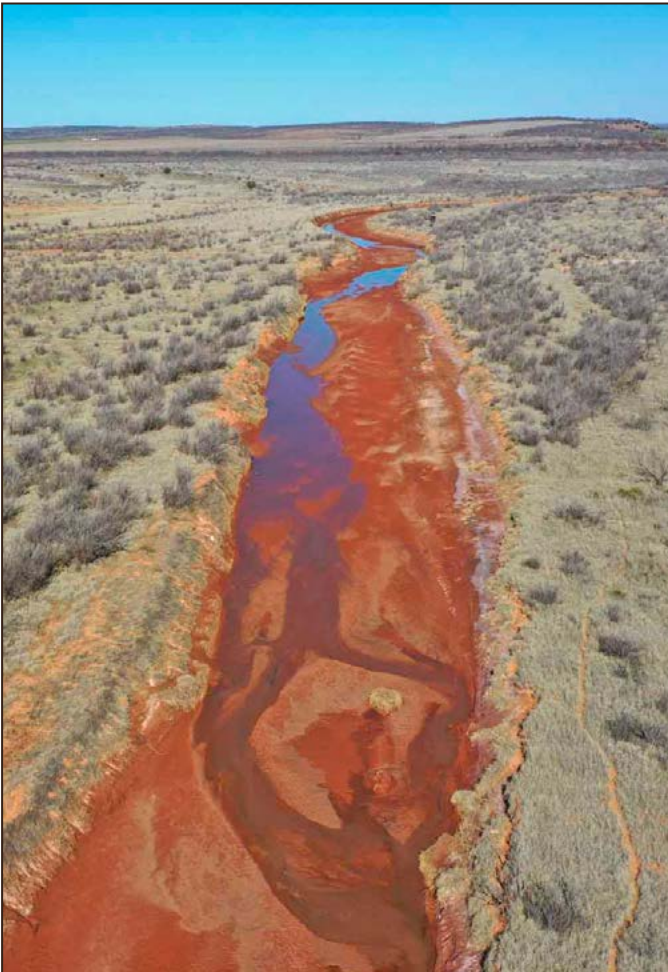


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Information About Brokerage Services

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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TURKEY, TEXAS

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