

### HALL AND HALL®

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# LAKE ALAN HENRY 157 RANCH | POST, TEXAS | \$1,200,000



#### **EXECUTIVE SUMMARY**

The Lake Alan Henry 157 Ranch is a rare offering of a year-round recreational property located within five minutes of beautiful Lake Alan Henry. This outstanding property is approximately 18 miles southeast of Post, Texas, and, more specifically, located one mile north of North Ridge Drive and Grubbs RV Park at Lake Alan Henry. This ideal location provides the ultimate summer headquarters for days spent on the lake. Enjoy summertime evenings with privacy and seclusion. Come fall and winter, the property makes for an ideal hunting camp. The ranch includes quality whitetail deer, turkey, and dove.

The ranch is all native pasture with mature mesquite, lotebush, sumac, ephedra, prickly pear, etc. Three game food plots provide an attraction for deer and other game. With county road frontage on the west and north, this tract may be divided, providing excellent investment opportunities.

Groundwater is a rare commodity in areas of Garza County. This property includes one operable water well with a water storage tank. A large earthen pond provides a nice swimming hole in the summer and an attraction for doves in the fall. Improved with a metal shed and a three-bedroom, two-bath unfinished cabin, the ranch provides an opportunity for a buyer to create a home to their liking.

Offered with no reservations as to minerals or alternative energy rights. Mineral ownership is unknown.



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### JUST THE FACTS

- 157± deeded acres in Garza County, Texas
- Located 20 miles southeast of Post, Texas
- Approximately one mile north of Lake Alan Henry
- Rare large tract offering within proximity of the lake
- Ideal year-round recreational property
- Offers privacy and seclusion, which is a rarity compared to nearby lake cabin developments
- Fronts County Road 355 on the west side and Lake Alan Henry Road on the north side
- Tremendous investment potential. Located one-half mile north of new development
- One water well and one earthen tank
- Metal-sided barn
- Three game-food plots
- Whitetail deer, turkeys, and dove







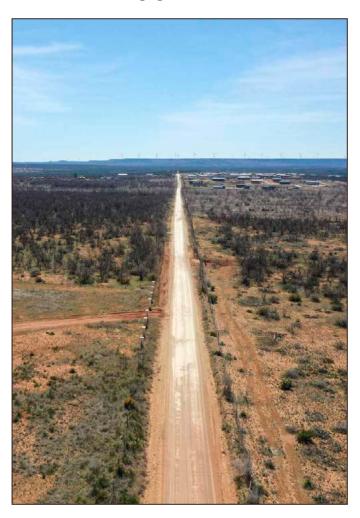


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#### **Information About Brokerage Services**

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.

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