



HALL AND HALL®

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SALES | AUCTIONS | FINANCE | MANAGEMENT

WINDING CREEK RANCH | SAINT JO, TEXAS | \$1,875,000



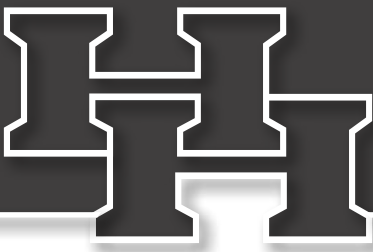
EXECUTIVE SUMMARY

The Winding Creek Ranch is a beautiful recreational and livestock property located in Montague County, Texas. Access to the ranch is through the electric gated entrance off Cottonwood Creek Road. Along the gravel drive leading to the property's improvements is one of several ponds scattered throughout the ranch. An ideal site exists for a new owner to create a much larger lake. Coastal pastures and large trees make the drive to the home very impressive. Upon reaching the headquarters, one will find a very nice barndominium. Attached to the main structure is an enclosed outdoor entertainment area, garage with roll-up doors, and rock firepit. Two seasonal creeks run through the ranch, including Turkey Creek.

The scattered coastal fields and large stands of trees make this ranch a hunter's dream. Deer, wild hogs, and turkey are abundant, and dove hunting season is very good. Fishing is also available in the numerous ponds strategically located across the property. Blinds and feeders are set up for hunting and will remain on the property. There is seldom a property of this size with great cover, lots of game, and move-in ready. The ranch is convenient to the DFW Metroplex and its surrounding area.



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A full disclosure of our agency relationships is included herein as well as in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.



JUST THE FACTS

- 135± deeded acres with five ponds
- Approximately 1,000 feet of frontage on Cottonwood Creek Road and access to I-35 in Gainesville, Texas, 35 miles away
- All improvements established in 2015 with well-supplied water
- Two creeks run through the property, including Turkey Creek
- Two-bedroom, three-bath home of approximately 2,800 square feet includes an entertainment/game room
- 480± square feet enclosed patio/outside entertainment area
- Deer blinds and feeders
- Wildlife includes whitetail deer, turkeys, hogs, and dove

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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.

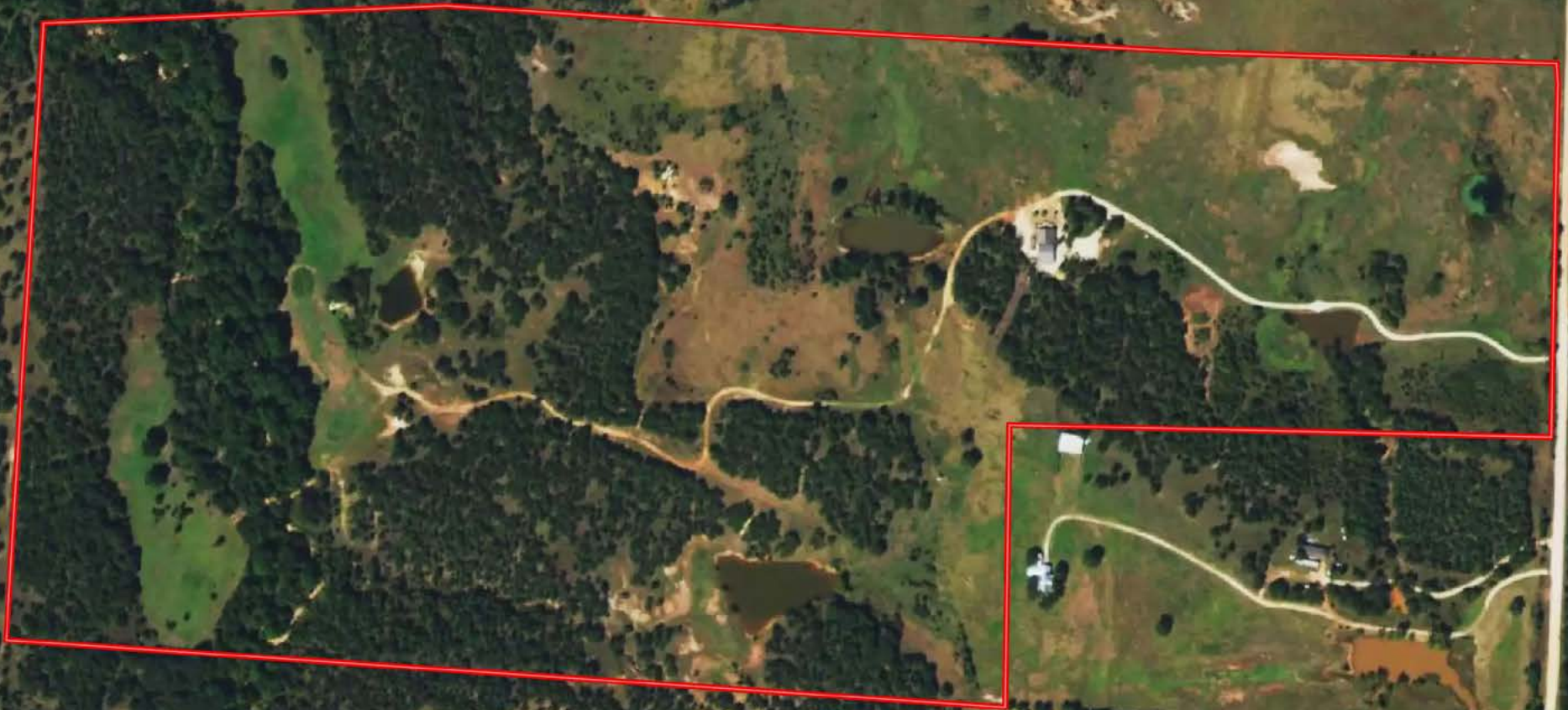
AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations 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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Winding Creek Ranch
SAINT JO, TEXAS

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