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TWIN LAKES RANCH | RUNAWAY BAY, TEXAS | \$21,375,000



EXECUTIVE SUMMARY

Twin Lakes Ranch is a beautiful recreational property in one of the most popular areas of north Texas. Made up of 2,375± acres between Runaway Bay and Jacksboro fronting US Highway 380. The ranch has elevation gains exceeding 250 feet resulting in magnificent views and a prominent statement from the extensive road frontages. In the middle portions of the ranch, you will find two scenic lakes with an additional ten ponds scattered across the property.

A beautiful custom home anchoring the north end of the ranch with several smaller houses scattered throughout the ranch, serving extra housing needs. There are numerous roads providing excellent access across it, including a newly improved road traveling from east to west through the ranch. Various size ponds are strategically located on the ranch, providing water for cattle, wildlife, and fishing. Seldom hunted, native wildlife such as deer, turkey, hogs, and migratory birds are plentiful.

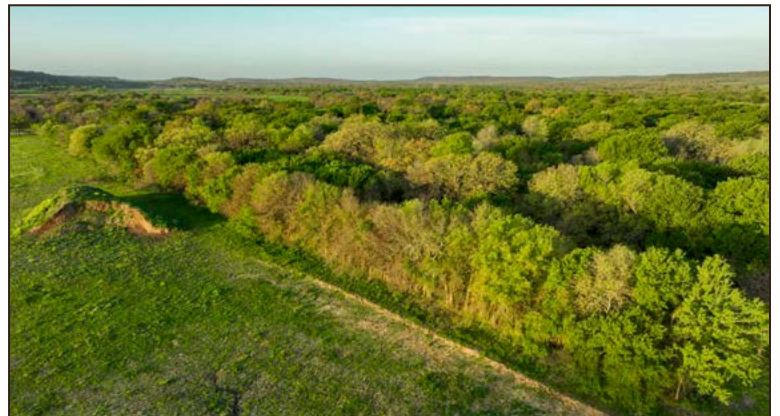
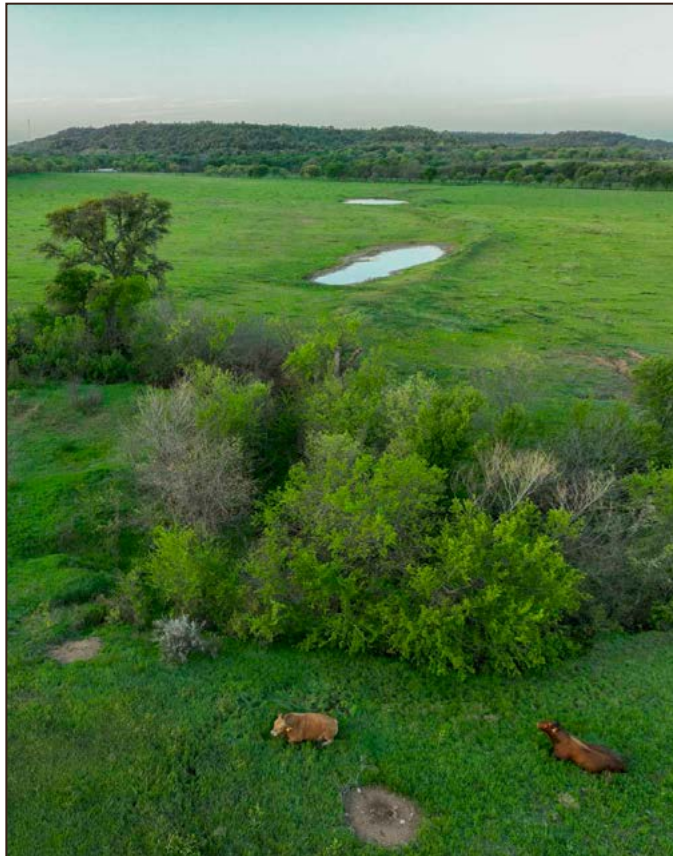
Lake Bridgeport and Possum Kingdom Lake are both within a short drive for other recreational opportunities. The ranch provides many options for the new owner, with substantial highway frontage, plenty of water features, improved pastures, wildlife, giant views, and hundreds of oak trees. Rarely do properties of this size and character come available located such a short distance from the DFW Metroplex.



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JUST THE FACTS

- 2,375± deeded acres
- 3 miles of frontage on US Highway 380
- East and West boundaries front F.M. 1156
- Beautiful custom home
- 2 beautiful lakes
- 10 ponds
- Improved Coastal fields/native pasture
- 250 feet elevation gains/fantastic views
- Several smaller houses



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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.

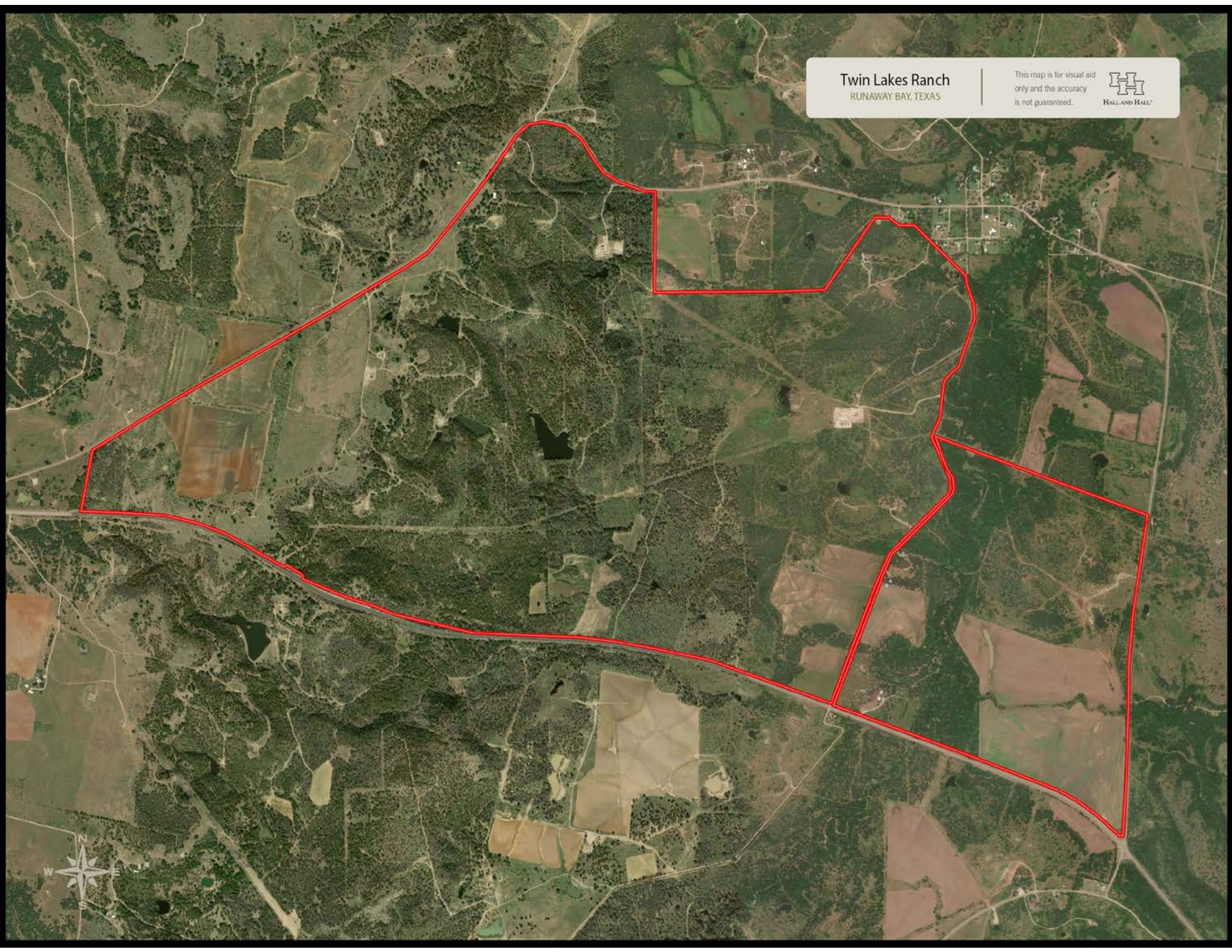
AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations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

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