

HALL AND HALL®

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## SCATTERED OAKS RANCH | RUNAWAY BAY, TEXAS | \$6,750,000



### EXECUTIVE SUMMARY

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Scattered Oak Ranch, conveniently located to the DFW metroplex, has both livestock and hunting options. Made up of 750± acres between Bridgeport and Jacksboro fronting FM 1156. The ranch has rolling topography with stately oak trees and varied oak motts, creating some magnificent views along with great potential home sites.

There are ample interior ranch roads providing excellent access to all areas of the property. Numerous small ponds are strategically located on the ranch providing water for cattle, wildlife, and fishing. Never commercially hunted, native wildlife such as deer, turkey, hogs, and migratory birds are frequently found on the ranch. Fences and cross fences are in good condition, providing easy livestock rotation and management.

Lake Bridgeport and Possum Kingdom Lake are both within a short drive for other recreational opportunities. Rarely do properties of this size, type, and character come available located such a short distance from the DFW Metroplex. The large amount of paved frontage provides the opportunity for multiple division scenarios.



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## JUST THE FACTS

- 750± deeded acres
- 2 plus miles of frontage on FM 1156
- 7 ponds
- Deer blinds and feeders
- Improved coastal fields/native pasture
- Fantastic views
- Minor, older improvements such as barns and small house
- Modest oil and gas production on the ranch



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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.

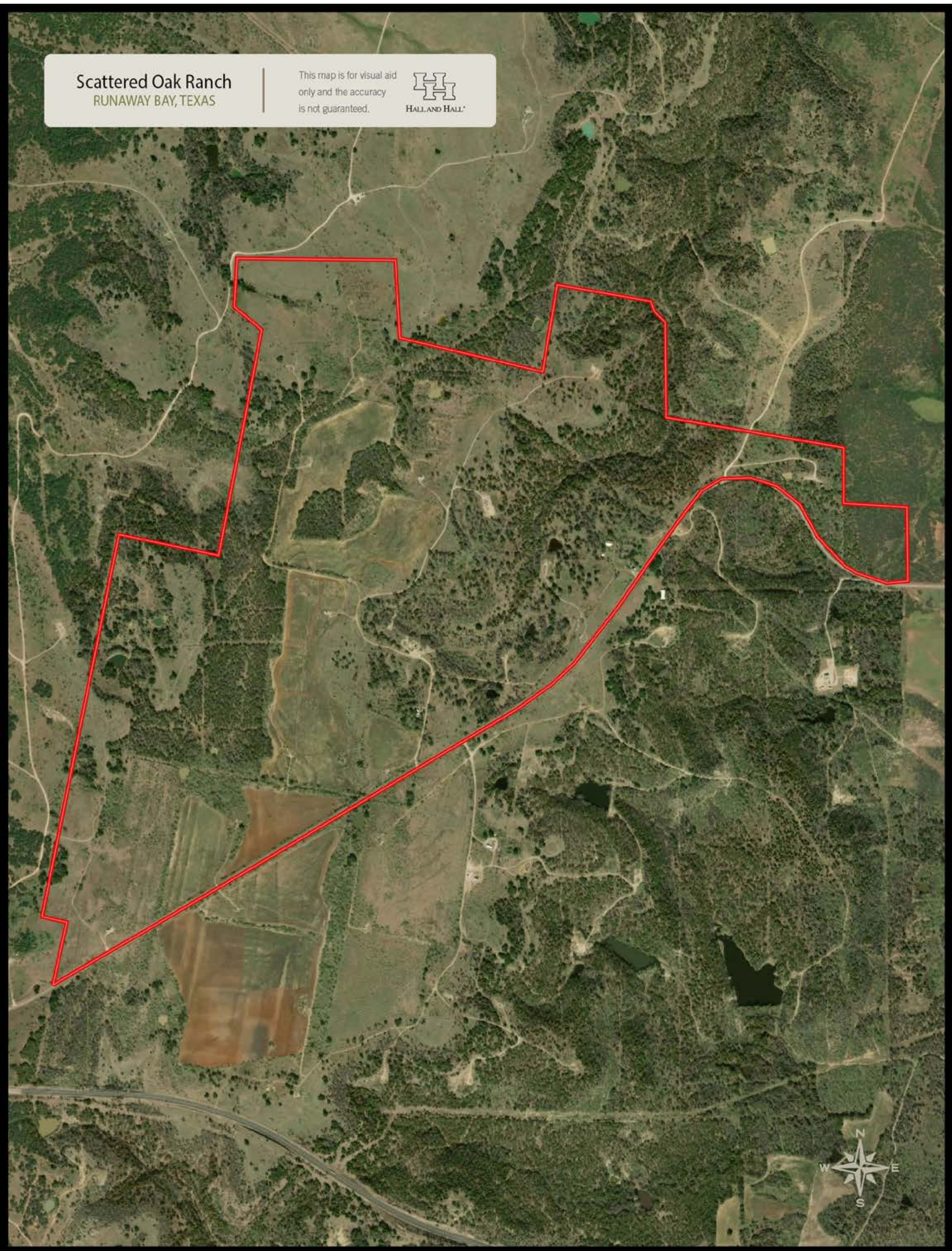
**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations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

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