



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

TEXAS RIVER RANCH | MINERAL WELLS, TEXAS | \$11,610,000



EXECUTIVE SUMMARY

Texas River Ranch, conveniently located in proximity to the Dallas Fort Worth metroplex, has both livestock and hay production options. Consisting of 516± acres between Mineral Wells, Texas, and Weatherford, Texas, on Village Bend Road. The ranch has rolling topography and numerous oak trees creating some magnificent views along with great potential home sites. Not only a productive ranch but one bounding recreational beauty with whitetail deer, turkey, and feral hogs making it home.

The improved road passes through the ranch entrance and then traverses by the manager's home, located amidst several oak trees. Further down the road, the main improvements have views of large, rolling, improved coastal Bermuda fields. The horse barn with quarters, stalls, arena, and pens is crafted in the Spanish style with rock veneer and tile roof. Inside are seven stalls with individual water troughs and outside runs. Also at the main headquarters is a two-bedroom, one-bath living area, covered arena, and working pens. Plenty of space is offered for equipment storage and hay storage.





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Continuing towards the river, there are three large, approximately seven-acre-sized lots for cattle or horses. A couple of ponds on the approach to the river provide water for the native game and cattle. The Brazos River is the southern boundary of the ranch running about a mile in distance. Tree-lined bottoms run the entire length of the scenic river frontage. The river has easy access, providing fishing, canoeing, or just swimming in the cool water.



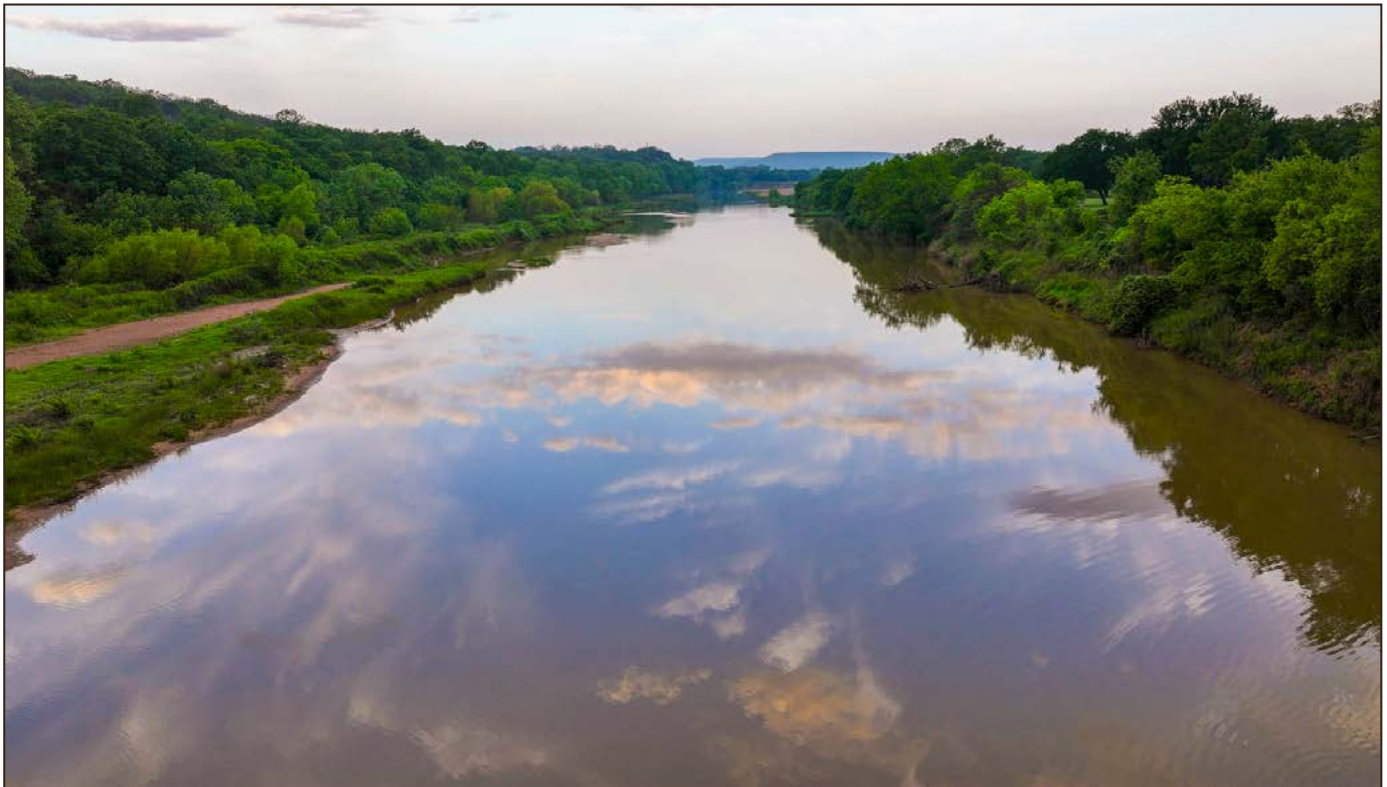
The Texas River Ranch is centrally located in an area well known for horse ranches and hay farms. Easy access to Weatherford, the cutting horse capital of Texas, is only 30+ minutes to the east via I-30 or Highway 180. Fort Worth, Texas is 50 miles from the ranch with Dallas only a few minutes more to the east. This ranch is ready for horses, cattle, or hay operation, and improved to take advantage of its natural attributes.





JUST THE FACTS

- 516± deeded acres
- Automatic gate at the entrance
- Two ponds and well water serve the improvements
- Spanish-style barn with seven stalls and two-bedroom, one-bath living quarters
- Three-bedroom, two-bath manager's home
- Pipe working pens with chute.
- Covered arena with roping boxes
- 375 to 400 acres of improved Coastal Bermuda
- Three 7± acre turnout lots, each equipped with water and pipe fencing
- 50% of Seller's owned minerals convey with an approved offer
- Permitted Brazos River water adjudicated to the ranch
- One mile of Brazos River frontage
- Fantastic elevations and views



LAYNE WALKER | lwalker@hallandhall.com
4516 LOVERS LANE, STE. 364 | DALLAS, TX 75225
(O) 817-840-7878 | (M) 214-244-6484

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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.

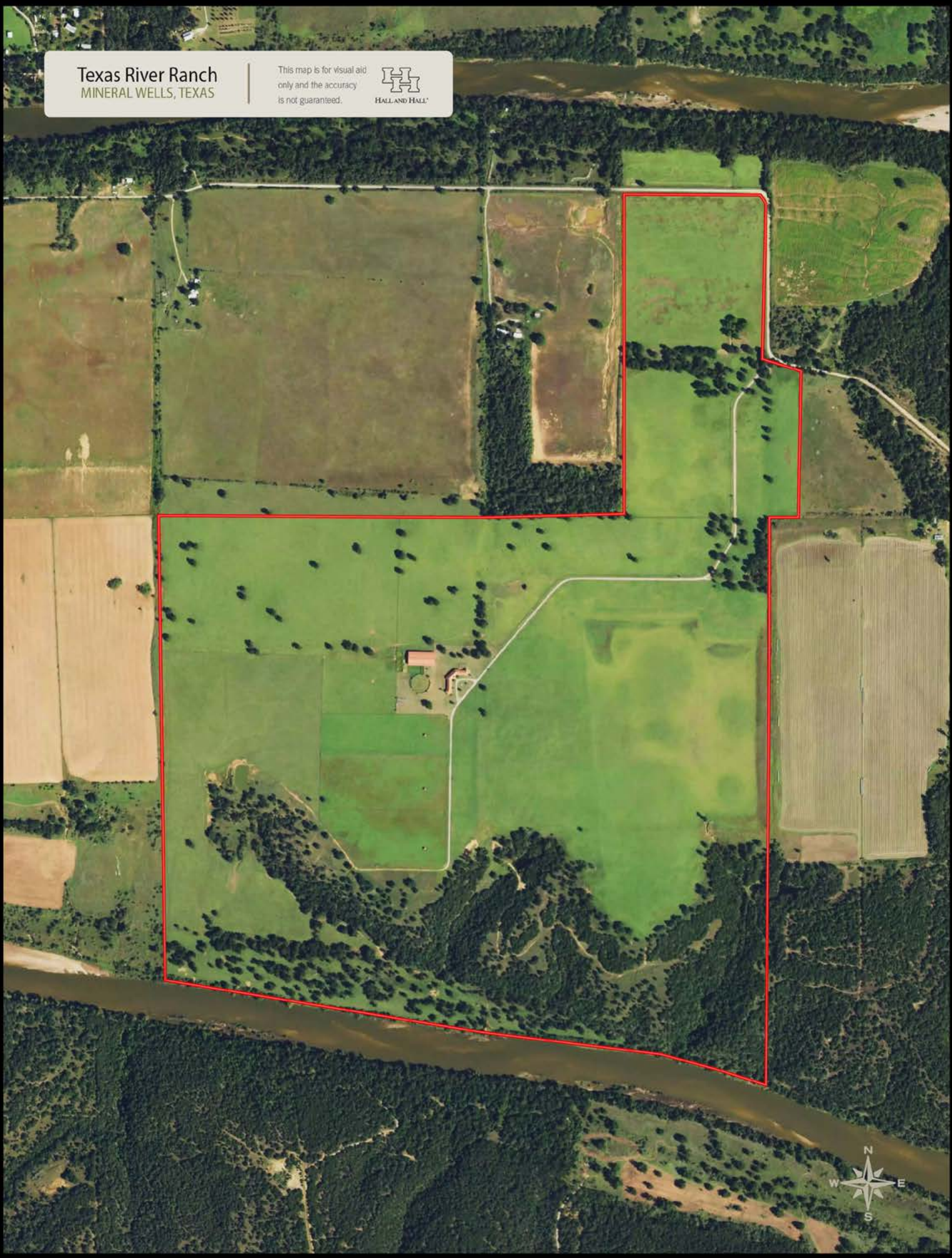
AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations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

<u>Hall and Hall Partners, L.L.P.</u> Licensed Broker / Broker Firm Name or Primary Assumed Business Name	<u>9001191</u> License No.	<u>mlyons@hallandhall.com</u> Email	<u>806.438.0582</u> Phone
<u>Monte W. Lyons</u> Designated Broker of Firm	<u>588508</u> License No.	<u>mlyons@hallandhall.com</u> Email	<u>806.438.0582</u> Phone
<u>Lawrence Tyler Jacobs</u> Licensed Broker Associate	<u>462082</u> License No.	<u>tjacobs@hallandhall.com</u> Email	<u>936.537.1749</u> Phone
<u>Brett Grier</u> Licensed Broker Associate	<u>633968</u> License No.	<u>bgrier@hallandhall.com</u> Email	<u>817.357.7347</u> Phone
<u>Jay H. Leyendecker</u> Licensed Sales Agent	<u>674401</u> License No.	<u>jay@hallandhall.com</u> Email	<u>956.771.4255</u> Phone
<u>John T. Holt</u> Licensed Sales Agent	<u>712689</u> License No.	<u>jtholt@hallandhall.com</u> Email	<u>580.744.0921</u> Phone
<u>Lyle Layne Walker</u> Licensed Broker Associate	<u>395242</u> License No.	<u>lwalker@hallandhall.com</u> Email	<u>214.244.6484</u> Phone
<u>Michael Chad Dugger</u> Licensed Broker Associate	<u>567713</u> License No.	<u>cdugger@hallandhall.com</u> Email	<u>806.773.4749</u> Phone

Texas River Ranch
MINERAL WELLS, TEXAS

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is not guaranteed.



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VILLAGE BEND RD

Village Bend

Brazos River

800

850

900

900

850

800

900

850

