



441 COUNTY RD 437
STEPHENVILLE, TX 76401

GREAT 14 ACRE HORSE PROPERTY



PROPERTY INFORMATION:

- 14 ACRE HORSE PROPERTY
- GYM WITH EXTRA STORAGE
- 4 STALL BARN
- TACK ROOM, ARENA & ROUND PEN
- SOLAR PANELS & BACKUP

BATTERIES

SALE PRICE: \$1,295,000



LANI RUST

817.454.6676

LANI@CLARKREG.COM

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PROPERTY INFO

This 14-acre horse property is ideally located on a paved road just on the edge of Stephenville, TX. From the moment you step inside this beautifully remodeled, split-level home, you'll feel right at home. The owners spared no detail when updating the property.

Featuring 4 bedrooms and 3 bathrooms, this home offers a comfortable and spacious layout, perfect for families or anyone needing room to spread out. The large living room boasts a wood-burning fireplace, and the expansive dining area is ideal for gatherings. An office provides a quiet space for those working from home. Three of the four bedrooms are located on the main level, including a generously sized master suite. Downstairs, you'll find a guest room with a full bath and a separate entrance.

The converted garage serves as a workout gym with additional storage space. Enjoy cool evenings in the cozy sunroom or spend summer nights outside on the patio or in the above-ground pool. For horse enthusiasts, the property includes a 4-stall MD barn with a tack room and feed storage. The arena area offers plenty of space to expand or add roping boxes, or you can simply enjoy riding in the sandy soil. A separate entrance to the cross-fenced pastures, planted with improved coastal Bermuda grass, provides even more room for your horse operation. The owners cut hay from these pastures each year.

Additionally, solar panels and backup batteries ensure you're prepared for any emergency. This property has everything you need to enjoy country living at its finest!

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INTERIOR PHOTOS



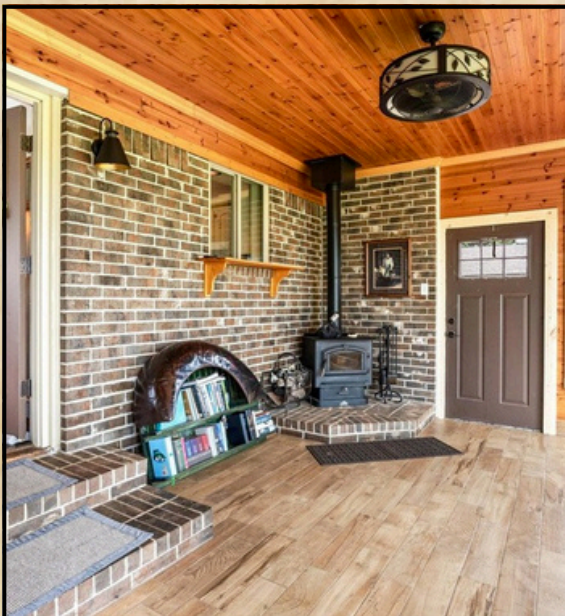
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EXTERIOR PHOTOS



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AERIAL



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Clark Real Estate Group</u>	<u>0590750</u>	<u>tim@clarkreg.com</u>	<u>(817)458-0402</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Clark Real Estate Group</u>	<u>590750</u>	<u>tim@clarkreg.com</u>	<u>(817)458-0402</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817)578-0609</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Lani Rust</u>	<u>694277</u>	<u>lani@clarkreg.com</u>	<u>(817)454-6676</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date