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Chapel Ridge Ranch

Runaway Bay, Texas | \$54,500,000



Executive Summary

Chapel Ridge Ranch is a versatile property encompassing approximately 5,540± acres in North Texas, tailored for entertainment, hunting, and livestock operations. The ranch features 3,140± high-fenced acres stocked with exotic animals, including blackbuck, fallow deer, axis deer, nilgai antelope, buffalo, and aoudad sheep, alongside native wildlife such as whitetail deer, turkey, hogs, and migratory doves. The adjoining 2,400± low-fenced acres boast diverse topography and vegetation, complemented by three lakes, coastal fields, and native habitats.

The ranch's amenities include a 10,000± square foot lodge with seven bedrooms, four baths, a game room, and an outdoor entertainment area with a pool, bar, and cooking area. The property also features a 4,000± square foot party/event barn, multiple horse and equipment barns, and five additional houses for guests or staff. Water resources include four lakes, over 20 ponds, several all-weather creeks, and water wells, along with improved roads and infrastructure.

Strategically located in Jack County, the ranch is easily accessible, just 60 miles from DFW International Airport and close to recreational lakes like Lake Bridgeport and Possum Kingdom Lake. Chapel Ridge Ranch presents a unique investment opportunity with substantial recreational amenities, excellent infrastructure, and a prime location poised for future growth along the Dallas-Fort Worth corridor.



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Just The Facts

- Total Acreage: 5,540± deeded acres (3,140± high-fenced, 2,400± low-fenced)
- Topography: Varied terrain with large oak trees and developed water features
- Highway Frontage: Eight miles on Highway 380, four miles on FM 1156, three miles on Jim Ned Road
- Access: Electric gated entrance off Highway 380
- Lodge: 10,000± square feet (fully furnished and turnkey) with seven bedrooms, four baths
- Entertainment Amenities: Game room with billiards, shuffleboard, poker, and wet bar; outdoor entertainment area with pool, bar, rock fireplace, and cooking area
- Event Barn: 4,000± square feet fully equipped for events/parties
- Equestrian and Equipment Facilities: Two small horse barns and an equipment barn
- Shooting Range: Professional grade shooting range
- Wildlife: Native and exotic animals, with blinds and feeders throughout the property
- Roads: 15+ miles of improved rock roads
- Water Features: New lake at the ranch entrance and multiple developed water sources
- Additional Housing: Five houses located throughout the ranch for guests or staff
- Scenic Views: Stunning views of Lake Bridgeport



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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.

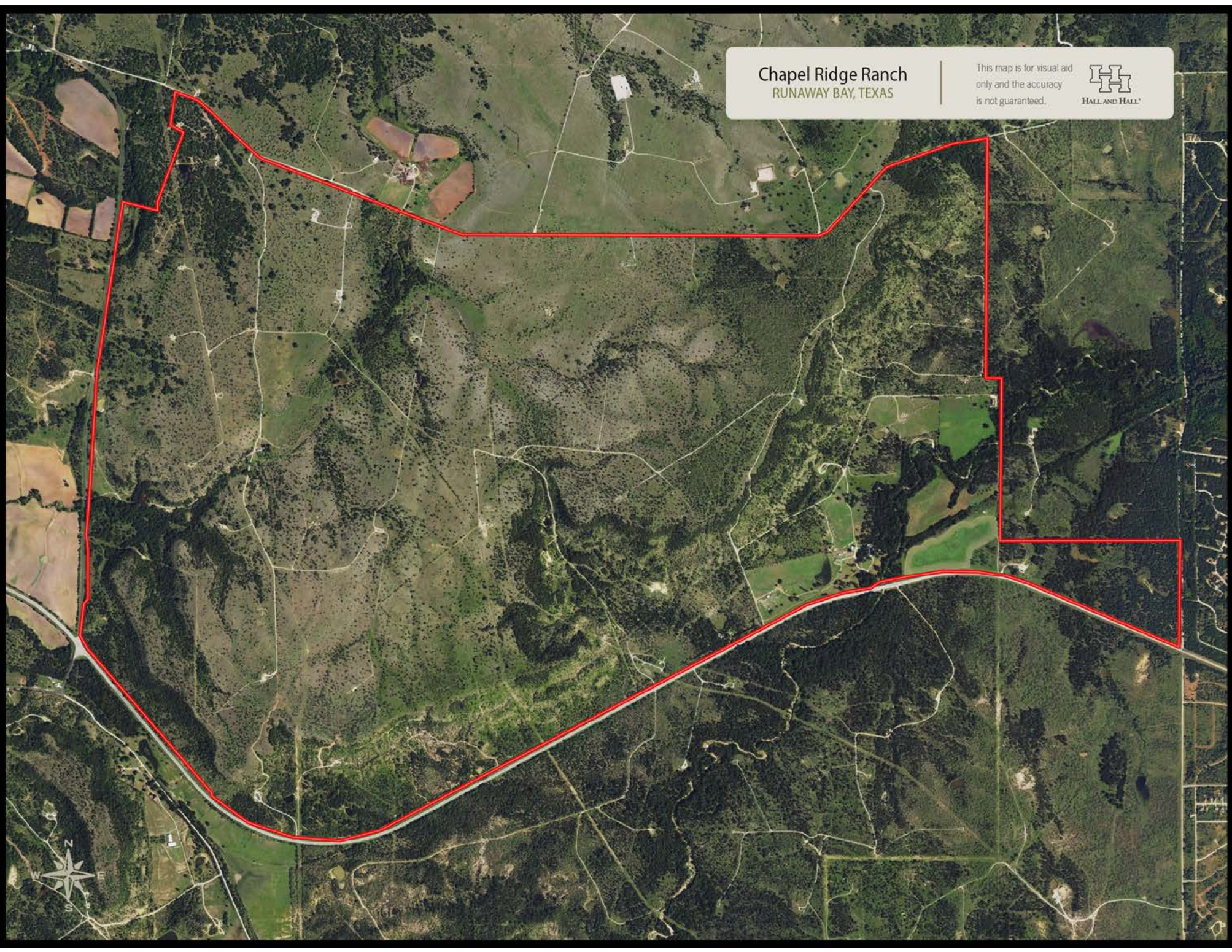
AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations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