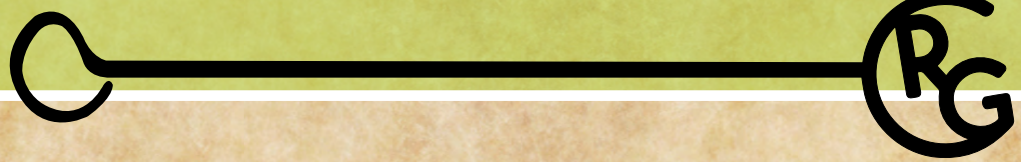




RANCH AND RECREATIONAL PROPERTY

CATTLE & WORKING • CUTTING & EQUESTRIAN FACILITIES
HUNTING & RECREATIONAL • INVESTMENT
HIGH GAME • LARGE ACREAGE



STRAIN RANCH

1399 FM 3028, MILLSAP, TEXAS 76066



\$9,499,000

- VIDEO OF PROPERTY <https://vimeo.com/571346013>
- APPROXIMATELY 1,363 ACRES
- PLENTY OF GRAZING PASTURES FOR LIVESTOCK
- BEAUTIFUL HUNTING LAND
- MASSIVE POST OAKS, LIVE OAKS AND MESQUITE TREES
- ONE HOUR FROM DOWNTOWN FORT WORTH

| | | | | |
|-------------------|--|---------------------|--|---------------------------|
| TIM CLARK | | 817.578.0609 | | TIM@CLARKREG.COM |
| ALI BORRON | | 817.964.2088 | | ALICE@CLARKREG.COM |

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PROPERTY INFORMATION

Property Information: This 5th generation 1,363-acre ranch combines beauty, accessibility and history making it a unique ranch recreation property. Stretched between FM 3028 and Bennett Rd, the STRAIN RANCH offers the convenience of quick access to I-20, 1.5 miles to Millsap, 20 miles to Weatherford and 48 miles to downtown Fort Worth. A captivating stretch of 160 feet of elevation change offers ample coverage for hunting with beautiful hardwoods, small lakes, numerous tanks and grazing pastures. Abundant wildlife with exceptional deer, turkey and duck hunting. Some of the 28 small lakes and tanks that span the ranch are stocked with bass, sun perch, crappie and catfish. There are multiple equipment barns, hay sheds and cattle pens. Rock Creek borders a portion of the west property line for approximately 1 mile. Situated at the north end of the ranch is a 3,114 +/- sq.ft. two-story rock house with 3 bedrooms, 2 baths, large bonus room upstairs, large family room addition with fireplace and 4 car garage. Co-op water and septic. The Missouri Pacific Rail crosses the northern section of the ranch.

Location: From Millsap, drive west approximately 1.5 miles on FM 3028. Property on the left.

Land Size: 1,363.00 acres

Minerals: Minerals may be negotiable

Terrain: Brush, Flood Plain, Hilly, Level, Oak, Other, Sloped, Varied

Topography: 160' of Elevation Change

Present Use: Cattle, Hunting/Fishing

Crops/Grasses: Coastal Bermuda

Fencing: Barbed Wire, Cross Fenced, Pipe, Slick/Smooth Wire

Miscellaneous: Cattle Guard, Cattle Working Pens, Fenced for Cattle

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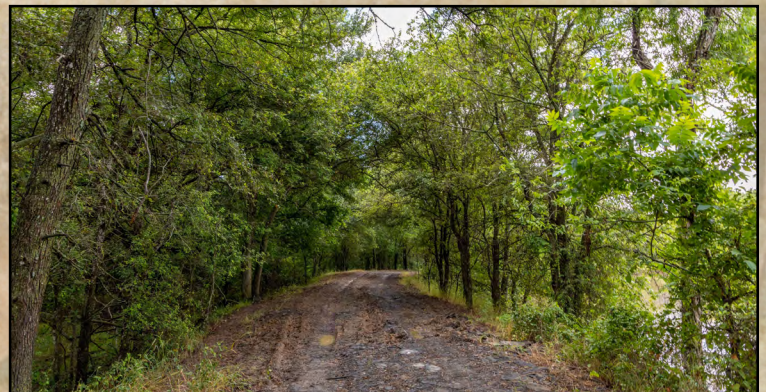


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PROPERTY PHOTOS



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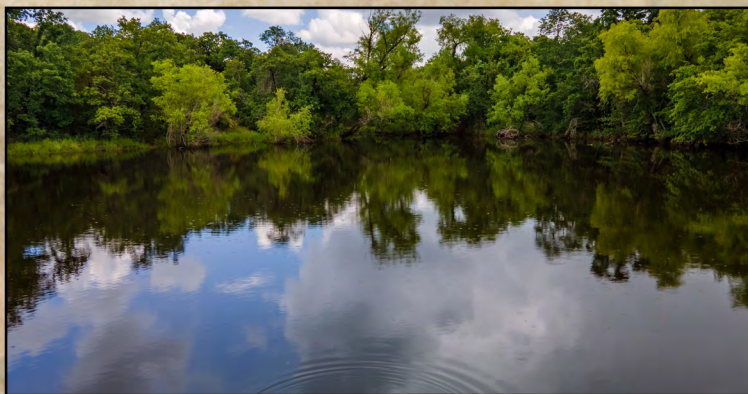
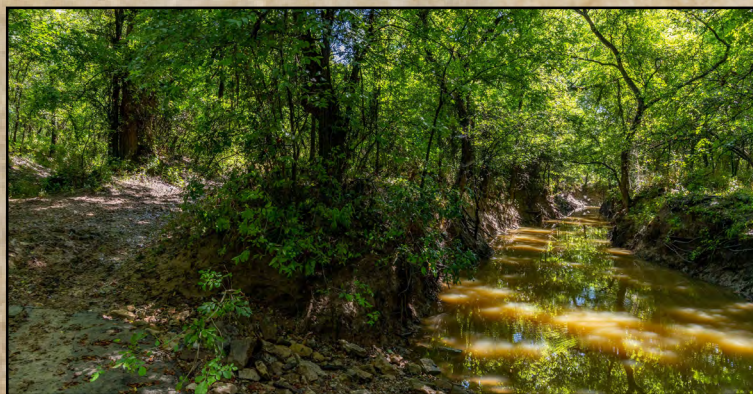
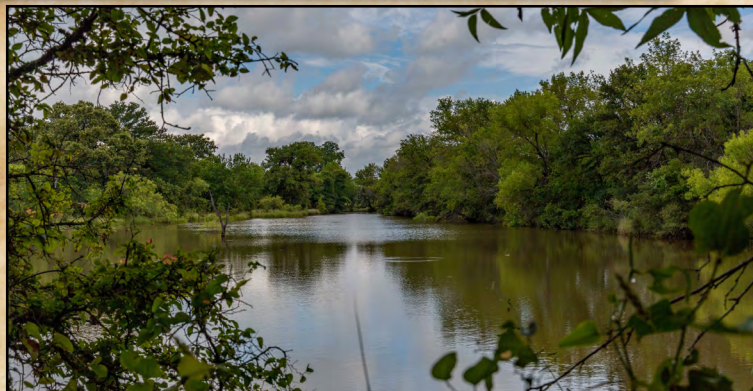


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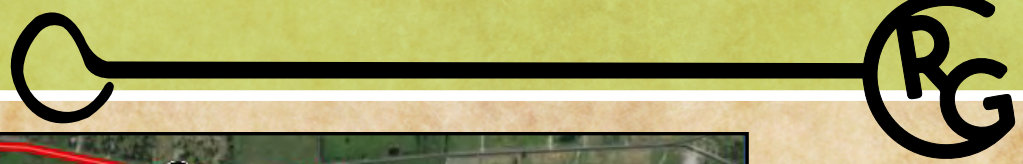
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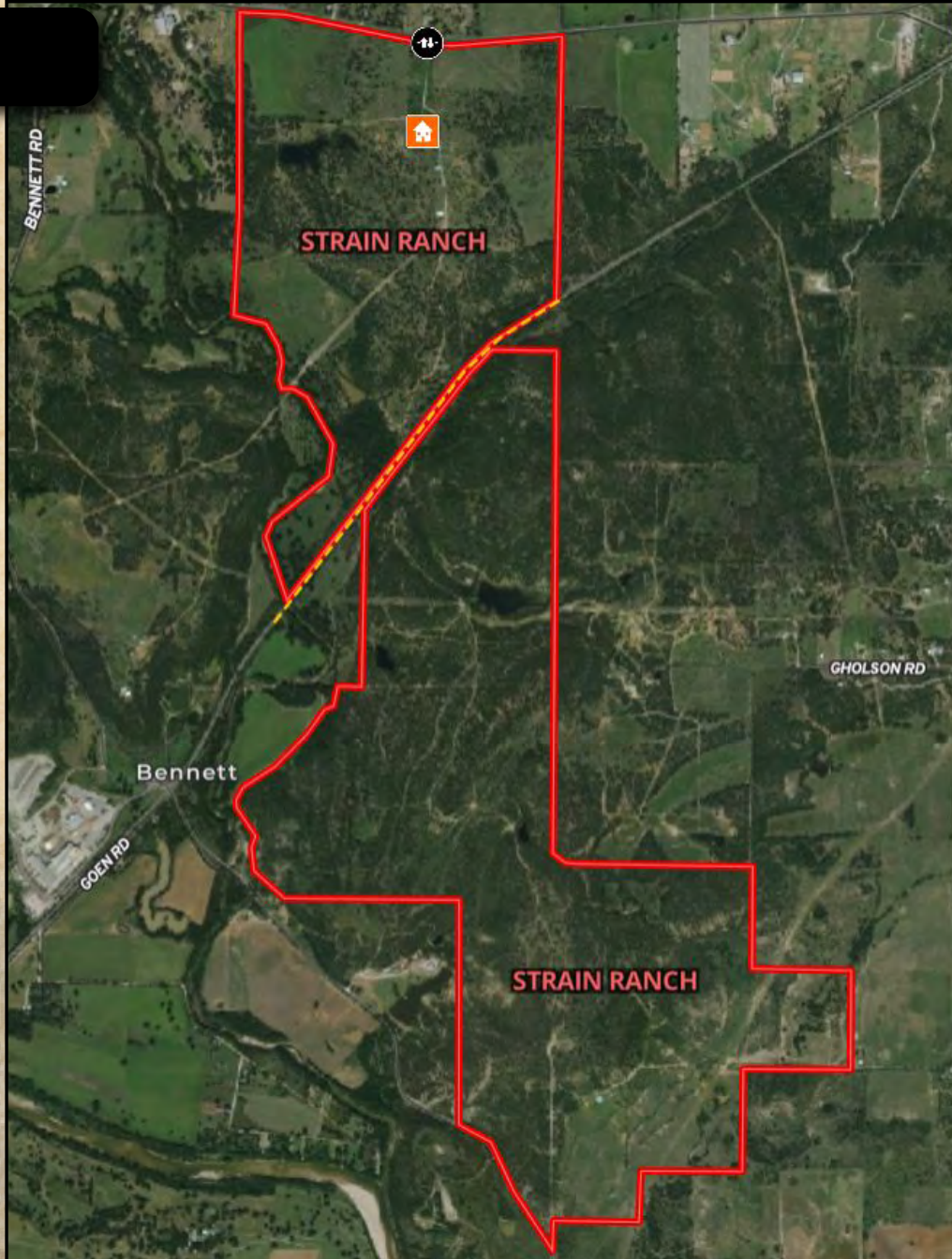


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AERIAL



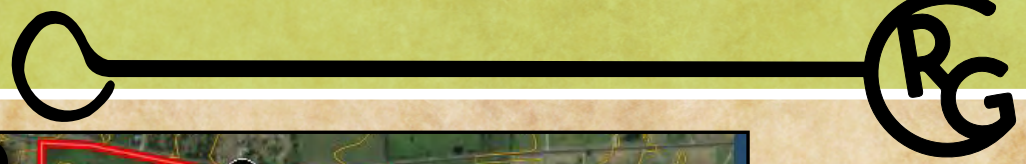
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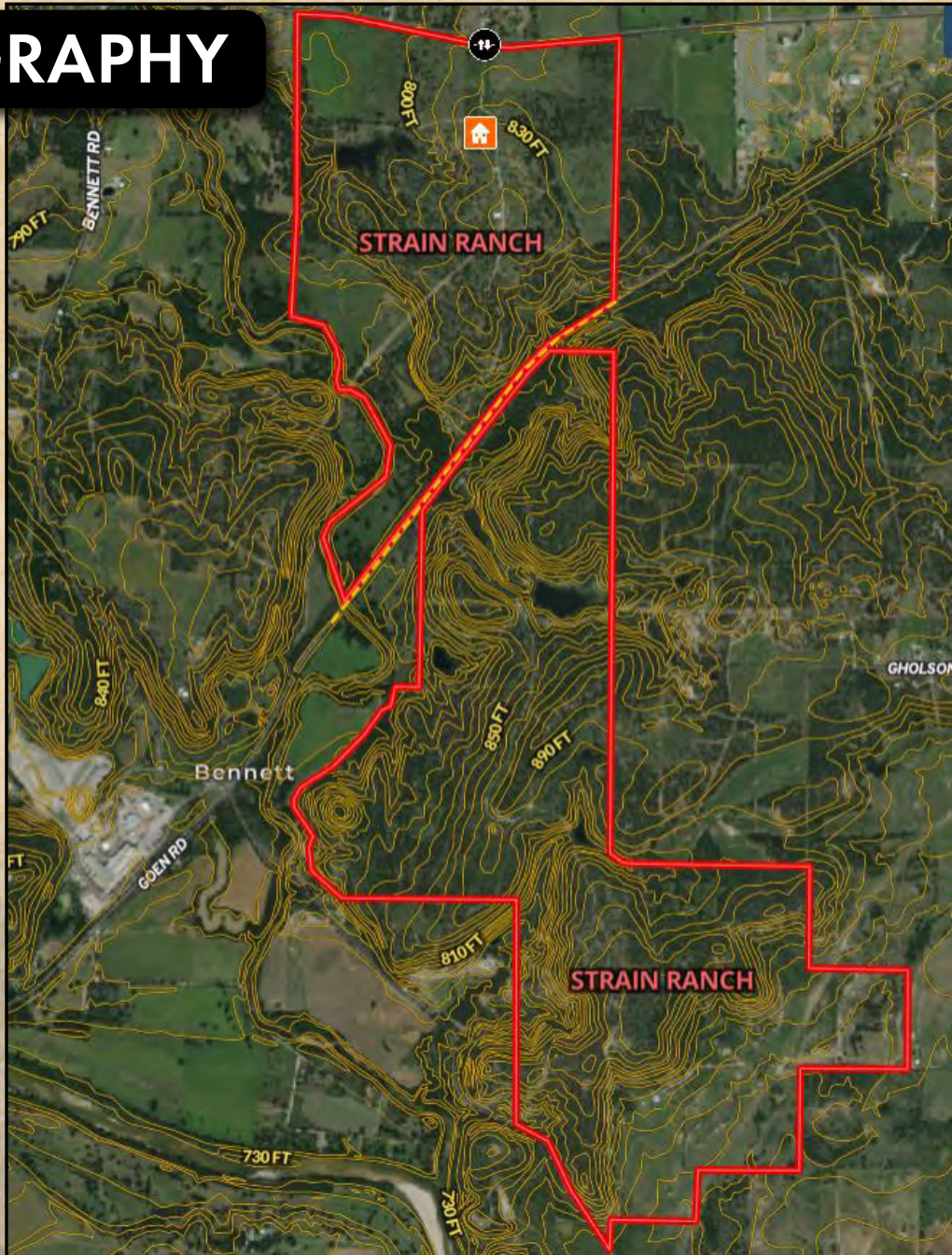


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TOPOGRAPHY



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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.

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> Licensed Broker/Broker Firm Name or Primary Assumed Business Name | <u>590750</u> License No. | <u>tim@clarkreg.com</u> Email | <u>(817) 458-0402</u> Phone |
| <u>Tim Clark</u> Designated Broker of Firm | <u>516005</u> License No. | <u>tim@clarkreg.com</u> Email | <u>(817) 458-0402</u> Phone |
| <u>Tim Clark</u> Licensed Supervisor of Sales Agent/ Associate | <u>516005</u> License No. | <u>tim@clarkreg.com</u> Email | <u>(817) 578-0609</u> Phone |
| <u>Alice Borron</u> Sales Agent/Associate's Name | <u>371674</u> License No. | <u>alice@clarkreg.com</u> Email | <u>(817) 964-2088</u> Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Clark Real Estate Group, 8901 E. Hwy. 377 Cresson, TX 76035

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Timothy Clark

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