Cross Valley Ranch | Goldthwaite, Texas | $1,995,000



Executive Summary

Cross Valley Ranch is a 404± acre rangeland offering, nestled in northeastern Mills and partially in western Hamilton Counties. It sits centrally between the towns of Goldthwaite and Hamilton. The ranch presents a diverse landscape, featuring rolling open pastures dotted with hardwoods on its western side and secluded trails and open motts on the eastern side, with brush concentrated across the eastern portion of the property, where the wildlife habitat is best. Live oak and juniper are the dominant trees, with pecan, elm, shinnery, sumac, post oak, blackjack oak, and prickly pear as well. A central valley dominates the ranch, rising 100 feet in elevation. The ranch feels very secluded on the bottom of the valley, while the western ridges offer expansive views to the north. Wind turbines are visible on neighboring landowners' properties to the west.







The ranch is well-suited for cattle or other livestock, offering excellent forage, robust fencing with one main cross fence, and a basic set of corrals. The western and upper pastureland exhibit well-managed range stewardship, with minimal brush regrowth and prickly pear in most places, and notably thick stands of native grassland that are well established. Water comes from several small ponds naturally integrated into the property, following the gentle draw that extends from the western hill to the eastern ravine, along with a solar water well supplying a concrete drinker. Electricity is on the property.

Long gravel frontages on County Road 241 and County Road 239, with a gated entrance on County Road 239. Access via Farm to Market 575 from Goldthwaite and Farm to Market 218 from Hamilton.

Just The Facts

- 404± acres in Mills and Hamilton Counties
- Central valley rises 100 feet; western ridges offer northern views
- Excellent native grass and grazing
- Several small ponds plus a solar water well
- Robust fencing, one main cross fence, and basic corrals
- Frontage on County Road 241 and County Road 239, gated entrance
- Electricity is available on the property
- Best wildlife habitat is in the eastern portion



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Information About Brokerage Services

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

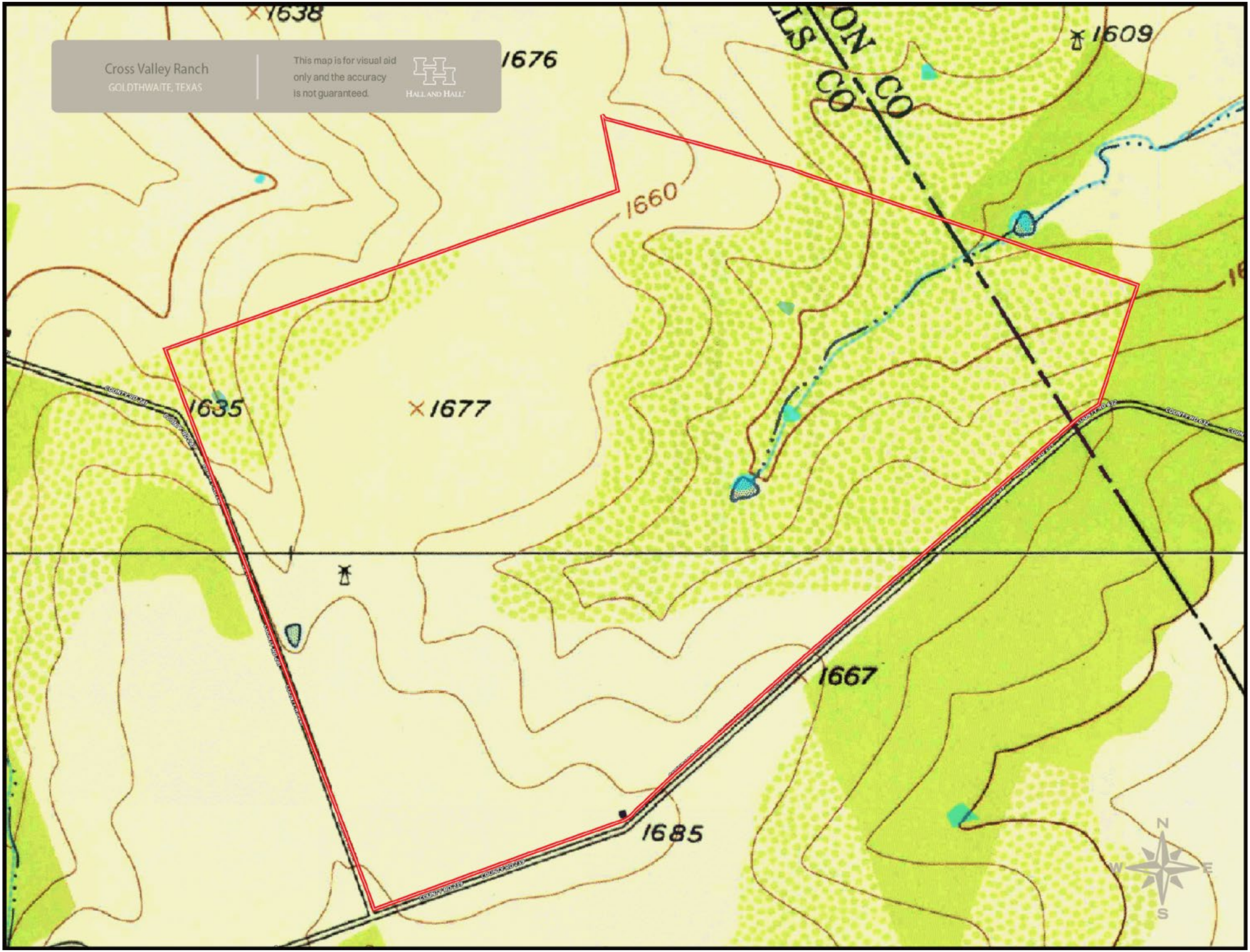
TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

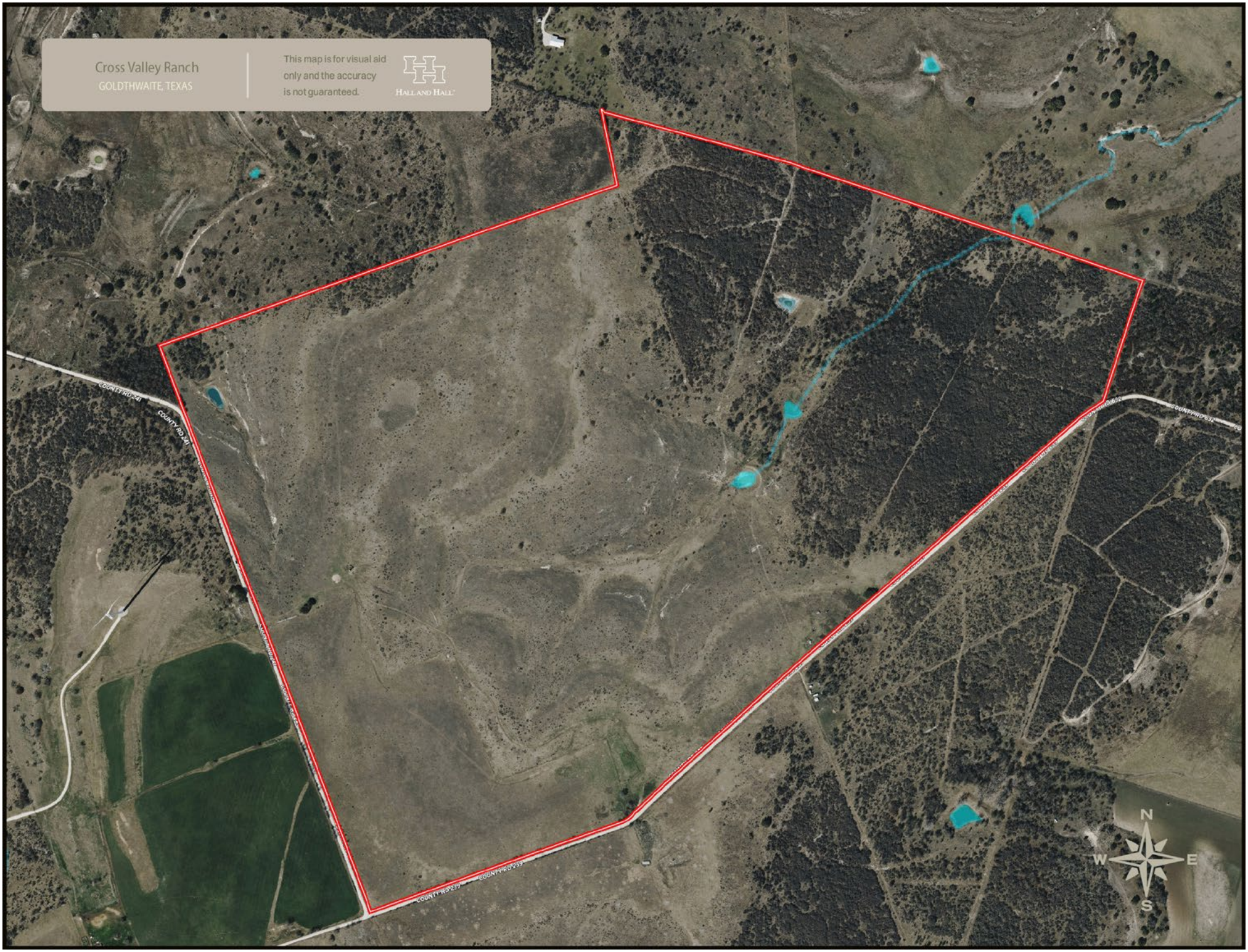
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Buyer/Tenant/Seller/Landlord Initials Date


Cross Valley Ranch
GOLDTHWAITE, TEXAS
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HALL AND HALL
1638
1676
1609
1660
1635
1677
1667
1685
N
S
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W


Cross Valley Ranch
GOLDTHWAITE, TEXAS
This map is for visual aid only and the accuracy is not guaranteed.
HALL AND HALL
COUNTY RD 241
COUNTY RD 241
COUNTY RD 239
COUNTY RD 239
N
W
E
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