



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

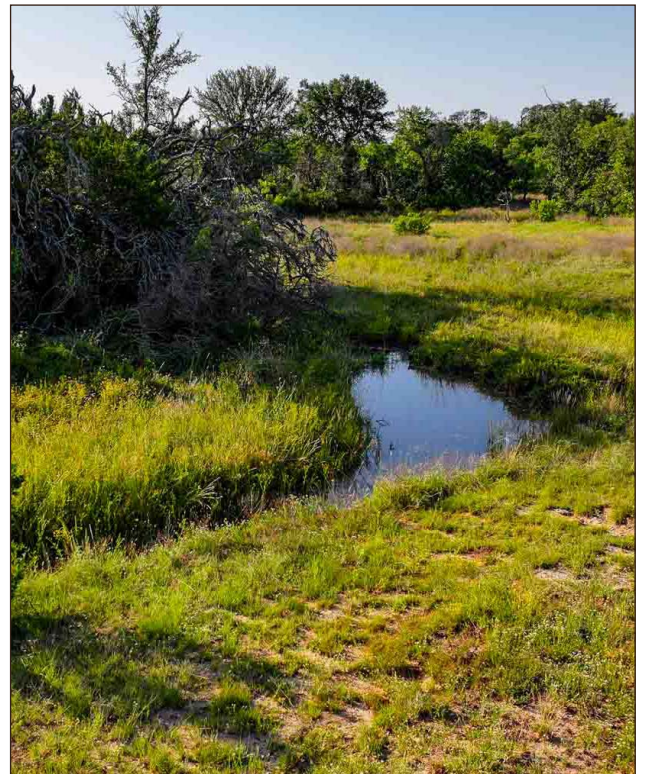
SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

## Triple J Ranch | Gustine, Texas | \$4,000,000



### Executive Summary

The Triple J Ranch consists of 731± acres located in desirable Comanche County, Texas. The ranch is located approximately 90 linear miles southwest of Fort Worth and 90 linear miles southeast of Abilene. The ranch offers seclusion and privacy with access provided by a deeded easement off County Road 252. The ranch has a rolling topography with big views and limestone rock outcroppings. Two shallow draws drain the higher elevations. The ranch has not been overgrazed with livestock and maintains a good turf of native grasses, primarily comprised of bluestem, Indian grass, and grama. The ranch offers a wide variety of brush and a concentration of oak and hardwoods. Oaks in scenic scattered motts dominate the tree cover, along with scattered juniper and mesquite. The eastern portion of the ranch offers a lot of character with hidden valleys and openings between the brush, with elevated views of the Walnut Creek bottom. Water features include seasonal creeks in the draws, two ponds, and a solar-powered well feeding a dirt tank. The Triple J Ranch is prime hunting country with a minor cattle component. The ranch features quality white-tail deer, turkey, hogs, dove, quail, and various varmints. The property has no residential or permanent structural improvements and is a clean, raw land tract waiting for a new owner's vision to make it their own.





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## Just The Facts

- 731± acres located in southern Comanche County, six linear miles south of Gustine
- Secluded and private with access via a deeded easement off County Road 252
- Rolling terrain drained by two shallow draws
- Big views overlooking Walnut Creek bottom
- One solar well with a dirt tank and two additional seasonal dirt tanks
- Desirable mix of brush and hardwoods dominated by scattered oak motts
- Good turf of native grasses consisting primarily of bluestem, Indian grass, and grama
- Excellent game habitat and quality white-tail deer, turkey, hogs, dove, and quail
- No oil or gas production on site
- No major electricity or pipeline easements



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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.*

2-10-2025



### 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.

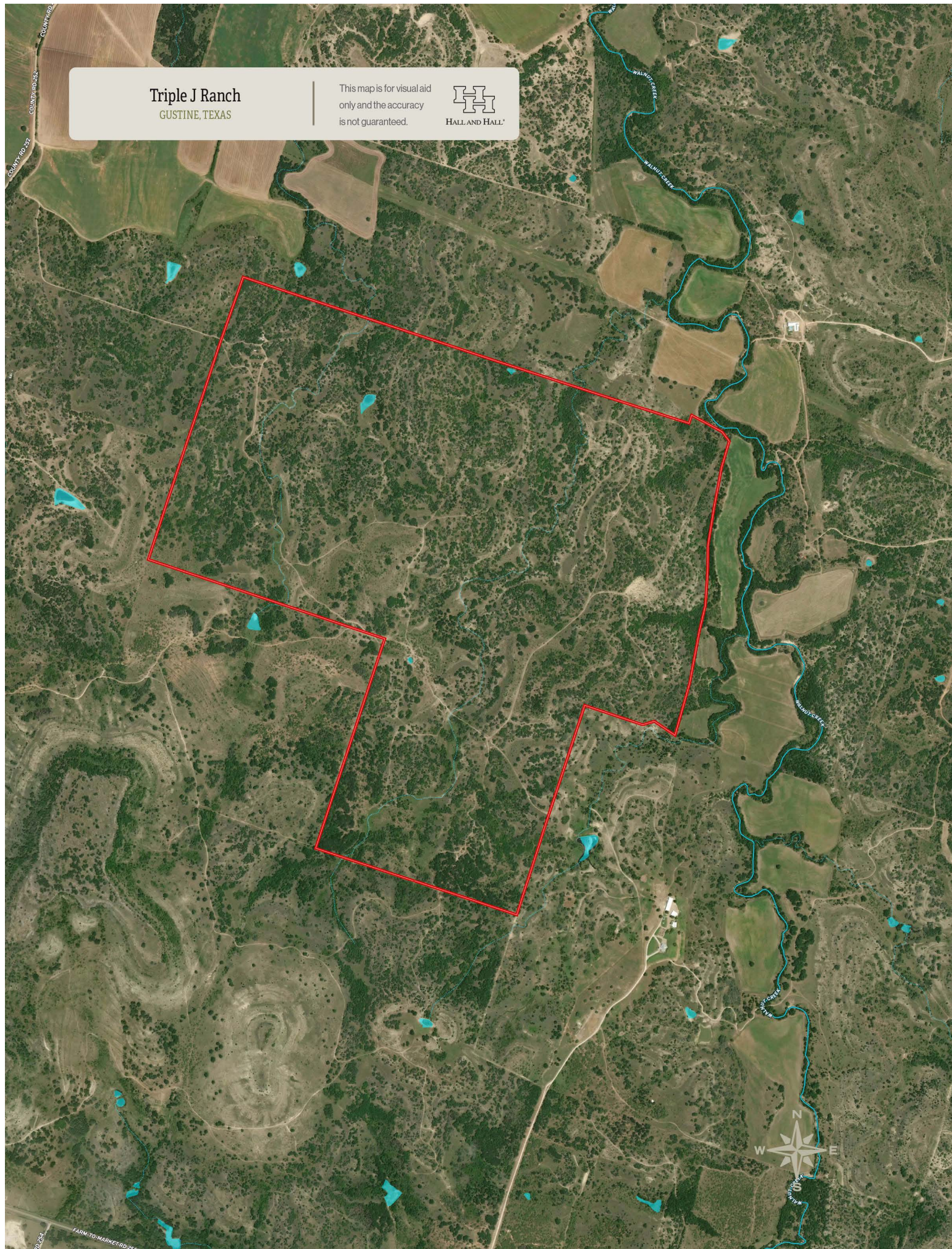
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Buyer/Tenant/Seller/Landlord Initials

Date

**Triple J Ranch**  
GUSTINE, TEXAS

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only and the accuracy  
is not guaranteed.



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