



# SOUTHWEST RANCH & FARM SALES PRESENTS



## Tigner Farm and Ranch

Texas Farm and Cattle Ranch

\$641,633

Information in this brochure is from sources deemed reliable, but no warranty or representation is made as to the accuracy by the seller or its agents. The seller and its agents expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale.

# Property Description

**Acres:** 107.028 ± Acres.

**Price:** \$ 5,995 per acre or \$641,633.

**Animal Units:** 15-20 cows.

**Terms:** No owner financing.

**Location:** Abbott, Texas, Hill County, approximately 8 miles south of Hillsboro, TX. Just east of Interstate 35.

**Comments:** Approximately 50% of the property is farmland and the balance is pasture. The farm has one mile of county road frontage. Rural water and electricity are nearby.

**Water:** Pond.

**Terrain:** Level ground.

**Fences:** Barbed wire and electric fences need some attention.

**Game:** Occasional whitetail deer.

**Leases:** Leased for farming and cattle. Farm ground is currently planted in wheat.

**Directions:** Out of Hillsboro, TX, take I-35 S about 10 miles to exit 358 at Exxon Abbott Travel Center. Turn left onto County Rd 3115. Go about .8 miles to CR 3102. The farm is on the east side of this intersection.

*When buying property offered by Southwest Ranch & Farm Sales, the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property in order to participate in real estate commission. If this condition is not met, fee participation, if any, will be at sole discretion of Southwest Ranch & Farm Sales.*

**For more information on this Texas Farm and Cattle Ranch For Sale, please contact Southwest Ranch & Farm Sales, Jim Long, Broker at (972) 542-8511 or Cell (972) 679-7070.**

# Abbott, TX

## Weather averages

| <u>Month</u> | <u>High / Low(°F)</u> | <u>Rain</u> |
|--------------|-----------------------|-------------|
| January      | 58° / 35°             | 5 days      |
| February     | 62° / 39°             | 5 days      |
| March        | 70° / 46°             | 6 days      |
| April        | 77° / 54°             | 5 days      |
| May          | 84° / 62°             | 7 days      |
| June         | 91° / 70°             | 5 days      |
| July         | 95° / 73°             | 3 days      |
| August       | 96° / 73°             | 3 days      |
| September    | 90° / 66°             | 5 days      |
| October      | 80° / 56°             | 5 days      |
| November     | 68° / 45°             | 5 days      |
| December     | 60° / 37°             | 5 day       |

Source: NOAA

Abbott, TX is generally warm and sunny throughout the year. During the summer months, temperatures can reach as high as 90°F with plenty of sunshine. The winter months stay mild, with temperatures rarely dropping below freezing. Rainfall is fairly consistent throughout the year, averaging around 33 inches annually. Abbott has a semi-arid climate, so it is usually quite dry with low humidity levels. This makes it a great place to enjoy outdoor activities during all seasons of the year!

On average, there are 228 sunny days per year in Abbott. Abbott gets some kind of precipitation, on average, 77 days per year.

**Summer High:** the July high is around 96 degrees.

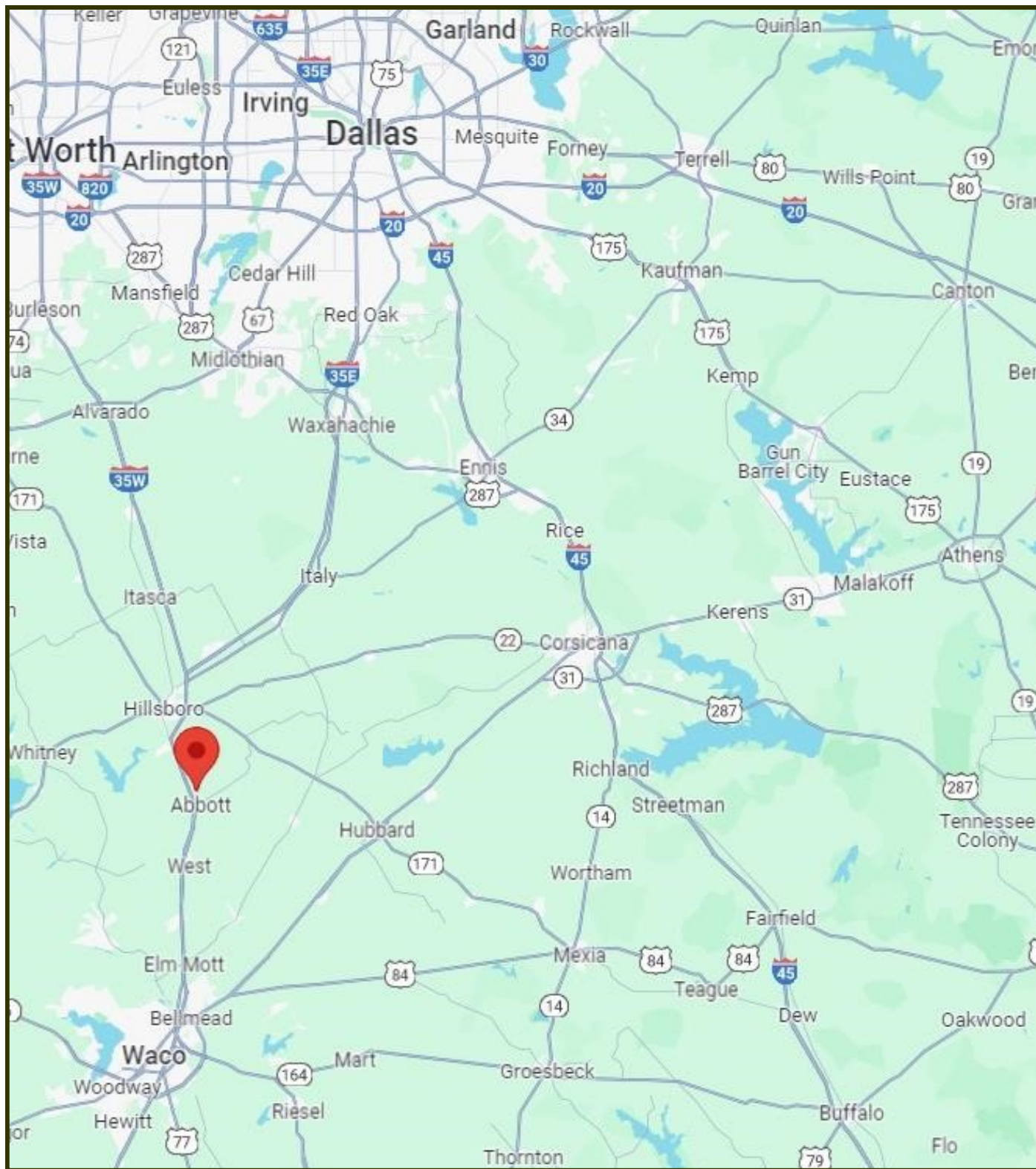
**Winter Low:** the January low is 35.

**Rain:** averages 38 inches of rain a year.

**Snow:** averages 0 inches of snow a year.

Source: <https://www.bestplaces.net/climate/city/texas/abbott>

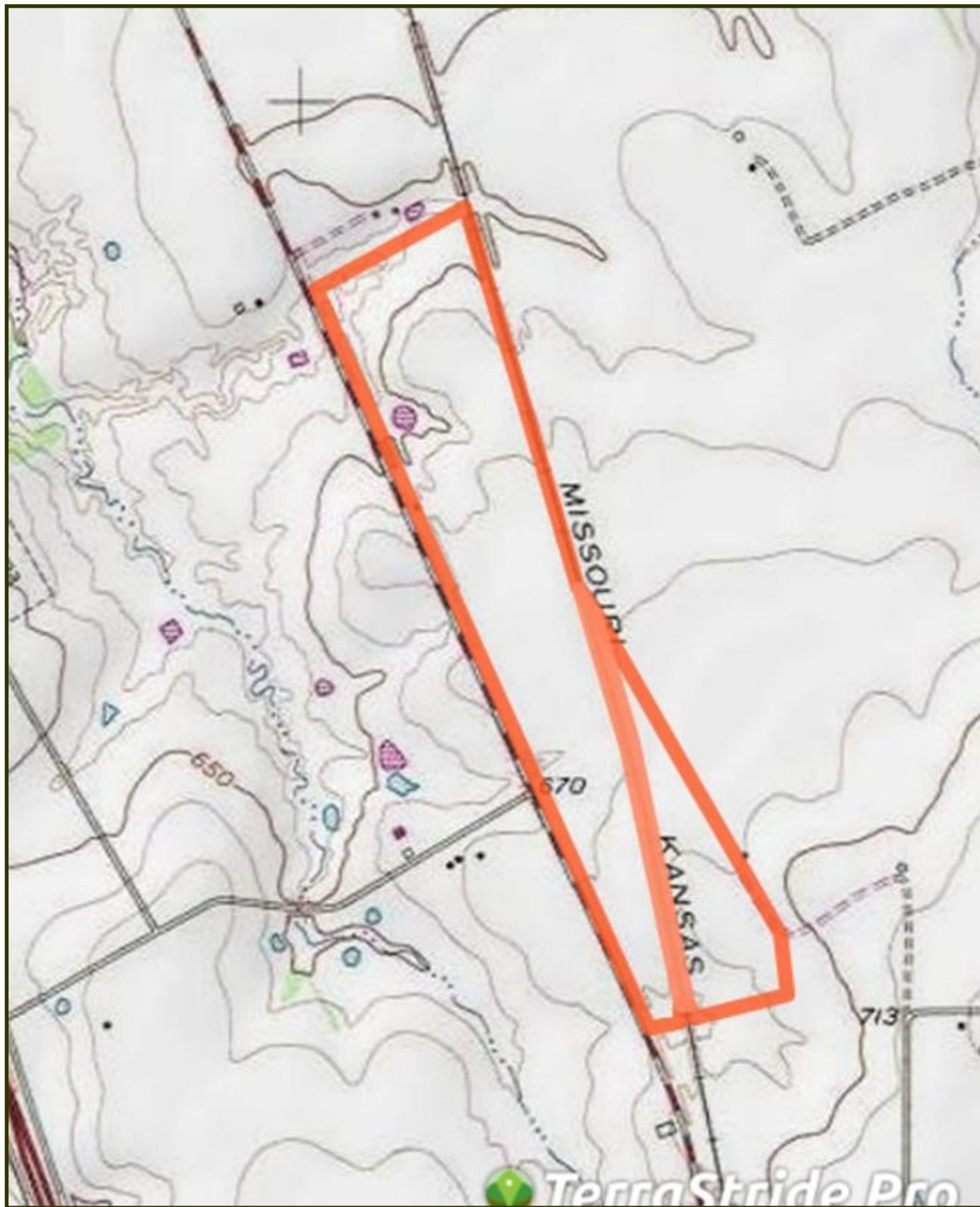
# 107 +/- Acres Tigner Farm and Ranch Location



Latitude: 31.9043, Longitude: -97.0785



# 107 +/- Acres Tigner Farm and Ranch Topo Map



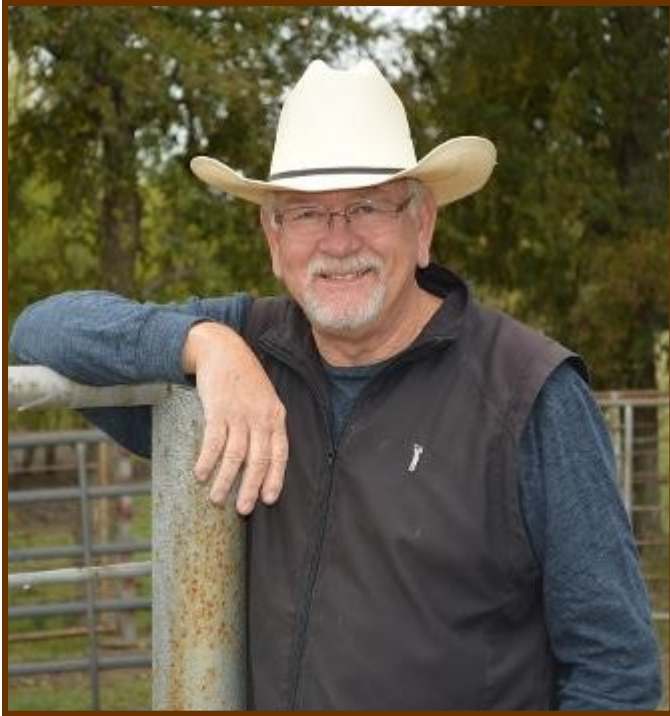






# *Ranch and Farm Sales with a Difference*

**Southwest Ranch & Farm Sales; Your Experts in Ranch Real Estate**



**Jim Long**

**Jim Long grew up in Mt. Vernon, Texas and has lived in East Texas all his life. After graduating from The University of Texas in Austin, he and his wife, Sara, moved to McKinney and have lived there ever since.**

**Jim began selling real estate in 2000 and received his Texas broker license in 2004 and his Oklahoma broker's license in 2005. He grew up in a family that raised cattle and continues to raise cattle himself.**

**The dynamics of land have changed drastically in the last 10 years, especially the value. Staying abreast of the market is crucial in our business and we make every effort to be the most knowledgeable company out there.**

**Jim Long is a licensed Real Estate Broker with the Oklahoma Real Estate Commission and Texas Real Estate Commission.**

***Cattle Ranches, Farm Land, Hunting Properties, and Recreational Properties, 1031 Exchanges.***

***Call us at (972) 542-8511  
or check out our website at [www.swranchsales.com](http://www.swranchsales.com)***



## 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.

**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.

|   |             |                      |              |
|---|-------------|----------------------|--------------|
| Southwest Ranch & Farm Sales  | 414949      | jim@swranchsales.com | 972-542-8511 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                | Phone        |
| James D. Long   | 481996      | jim@swranchsales.com | 972-542-8511 |
| Designated Broker of Firm   | License No. | Email                | Phone        |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                | Phone        |
| Sales Agent/Associate's Name  | License No. | Email                | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date