



SOUTHWEST RANCH & FARM SALES PRESENTS



Morris County Timber Tract

306 +/- ACRES \$6,795 PER ACRE

East Texas Timber Land & Hunting Ranch 100% Native Hardwoods & Pines

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: 306 +/- Acres

Price: \$6,795 per acre

Terms: No owner financing.

Location: Morris County, Texas, east of Mt. Pleasant, TX. Easy drive to Dallas metroplex or Texarkana. Located on Interstate 30.

Comments: Nice hunting ranch with 100% native hardwoods and pines. Property joins 25,000 acre White Oak Creek Wildlife Management Area.

The White Oak Creek WMA is located in Bowie, Cass, Morris and Titus counties, in northeast Texas, near the Arkansas, Oklahoma and Texas border.

The WMA covers approximately 25,777 acres of mostly bottomland hardwood forest at the confluence of the Sulphur River and White Oak Creek. The WMA is managed under a license agreement with the US Army Corps of Engineers. Outdoor recreation includes hunting, fishing, hiking, horseback riding and wildlife viewing. Public hunting is permitted for white-tailed deer, feral hog, mourning dove, waterfowl, early teal, duck, woodcock, rail, gallinule, snipe, squirrel, rabbits, hares and furbearers.

Improvements: Electricity and septic are available on property.

Water: Water well and pond.

Terrain: 100% native hardwoods and pines.

Fences: Barbed wire fence.

Game: Wildlife includes deer, turkeys, and hogs.

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.

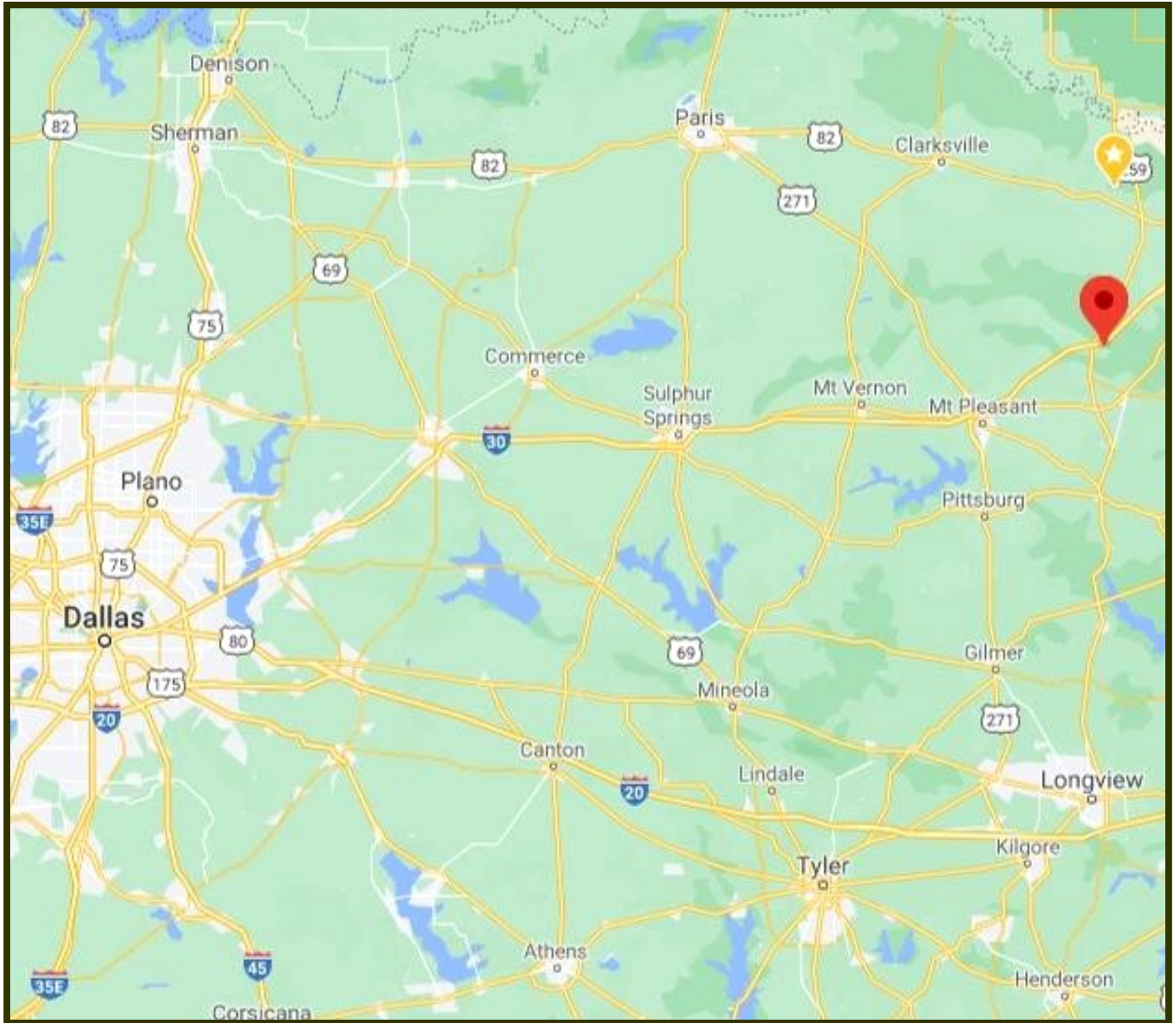
For more information on this Texas Timber Tract & Hunting Ranch For Sale call Southwest Ranch & Farm Sales at (972) 542-8511.

Mount Pleasant, Texas Climate

Climate Mount Pleasant - Texas						
	Jan	Feb	Mar	Apr	May	Jun
Average high in °F:	55	59	67	75	82	89
Average low in °F:	31	35	42	50	59	67
Av. precipitation in inch:	3.17	4.12	4.30	3.49	5.54	4.63
Average snowfall in inch:	1	1	0	0	0	0
	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	93	94	87	77	66	57
Average low in °F:	71	70	62	50	42	33
Av. precipitation in inch:	3.51	2.21	3.03	5.09	4.19	4.42
Average snowfall in inch:	0	0	0	0	0	0
Mount Pleasant weather averages						
Annual high temperature:	75°F					
Annual low temperature:	51°F					
Average annual precipitation - rain-fall:	47.7 inch					
Av. annual snowfall:	2 inch					

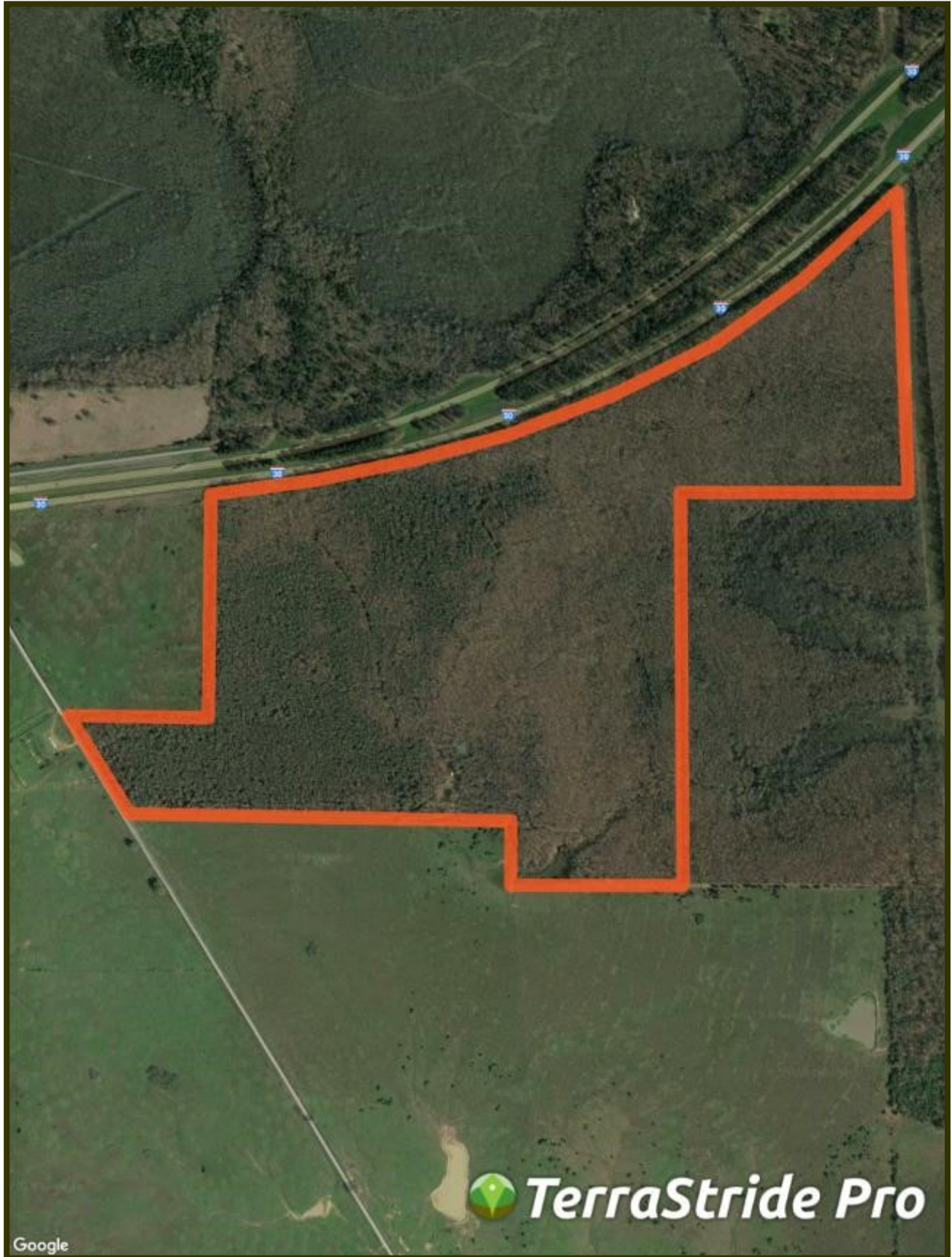
<https://www.usclimatedata.com/climate/mount-pleasant/texas/united-states/ustx0924>

306 +/- Morris County Timber Tract Location

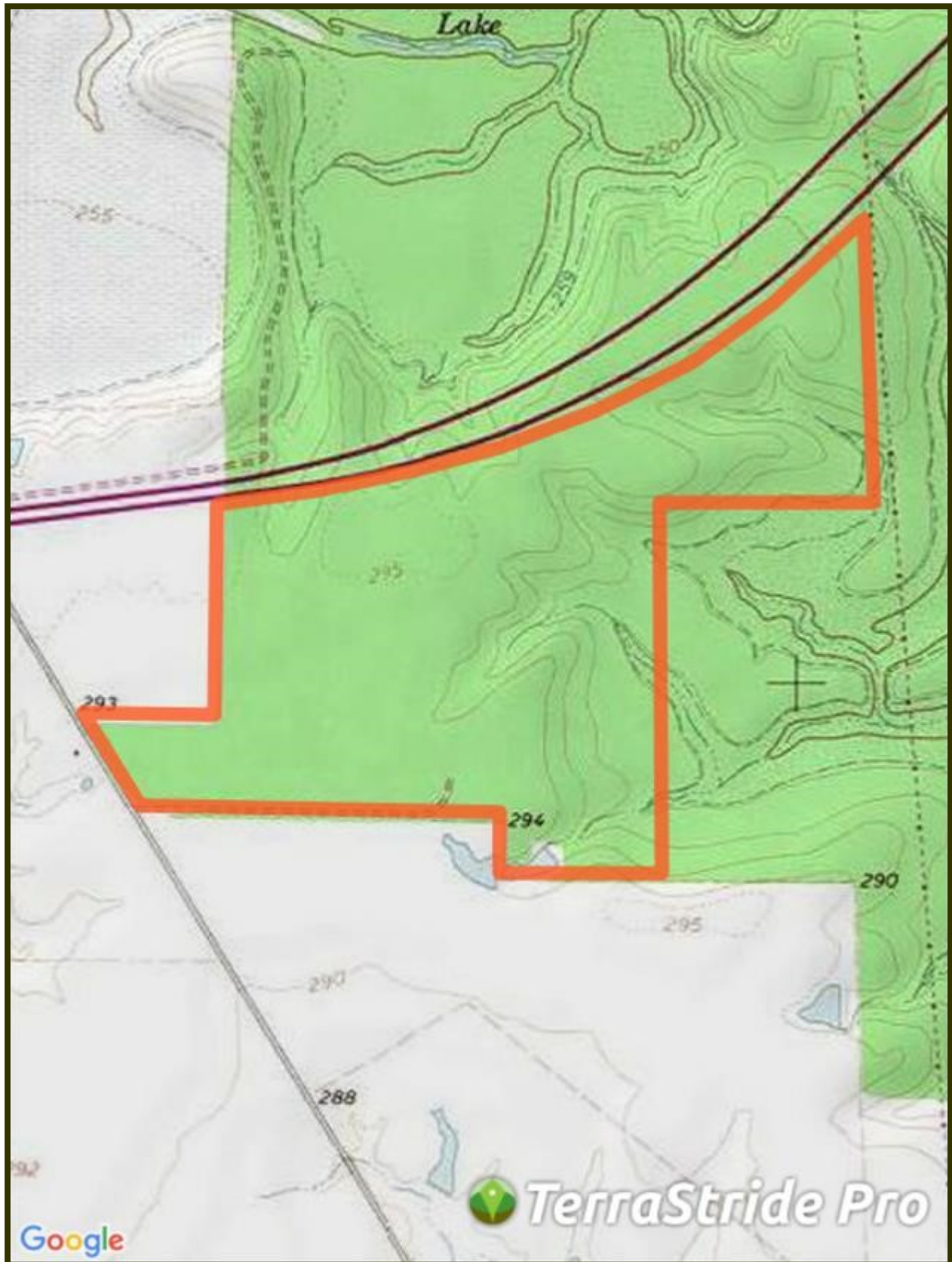


33.2956, -94.7165

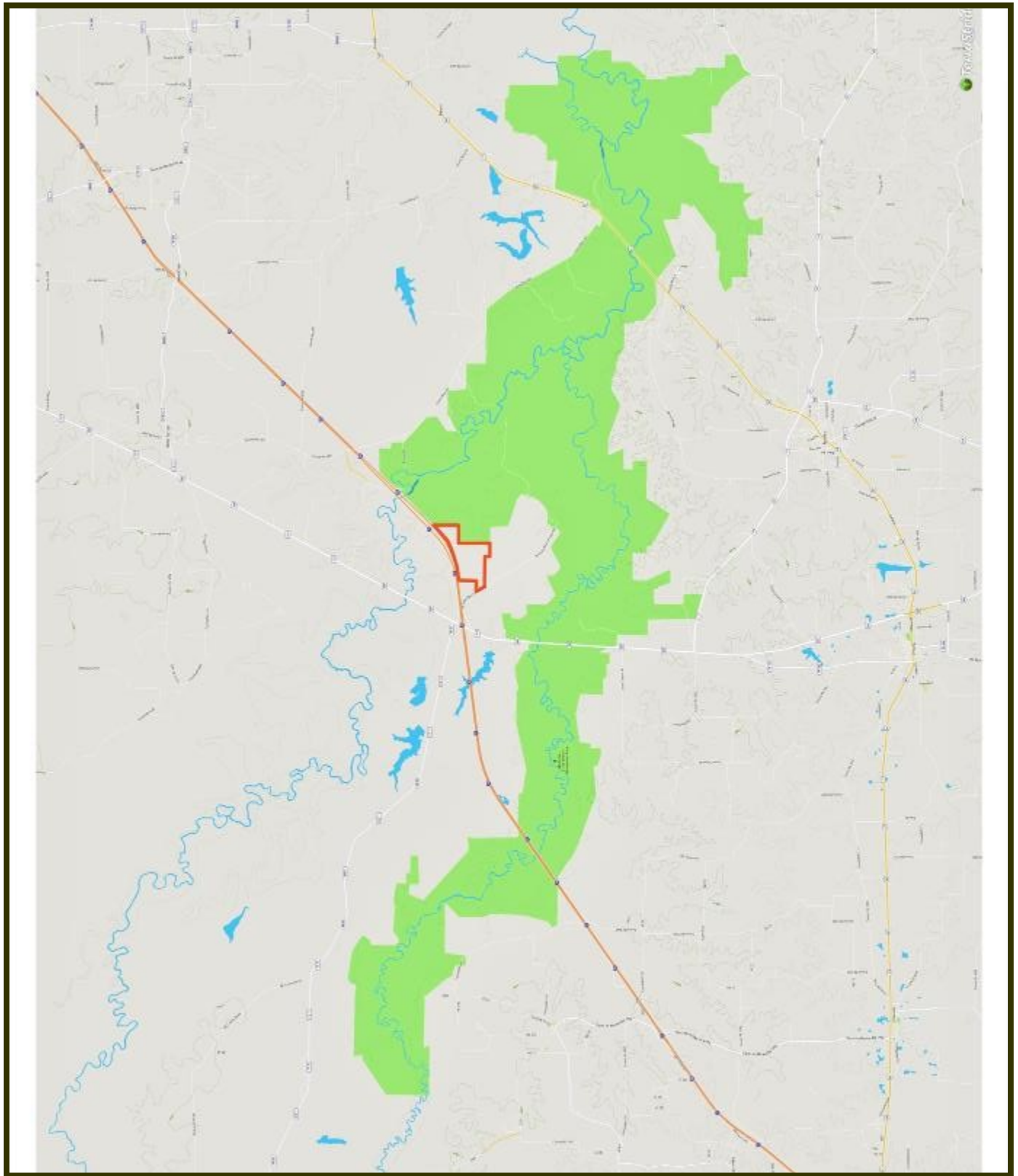
306 +/- Acre Morris County Timber Tract Aerial

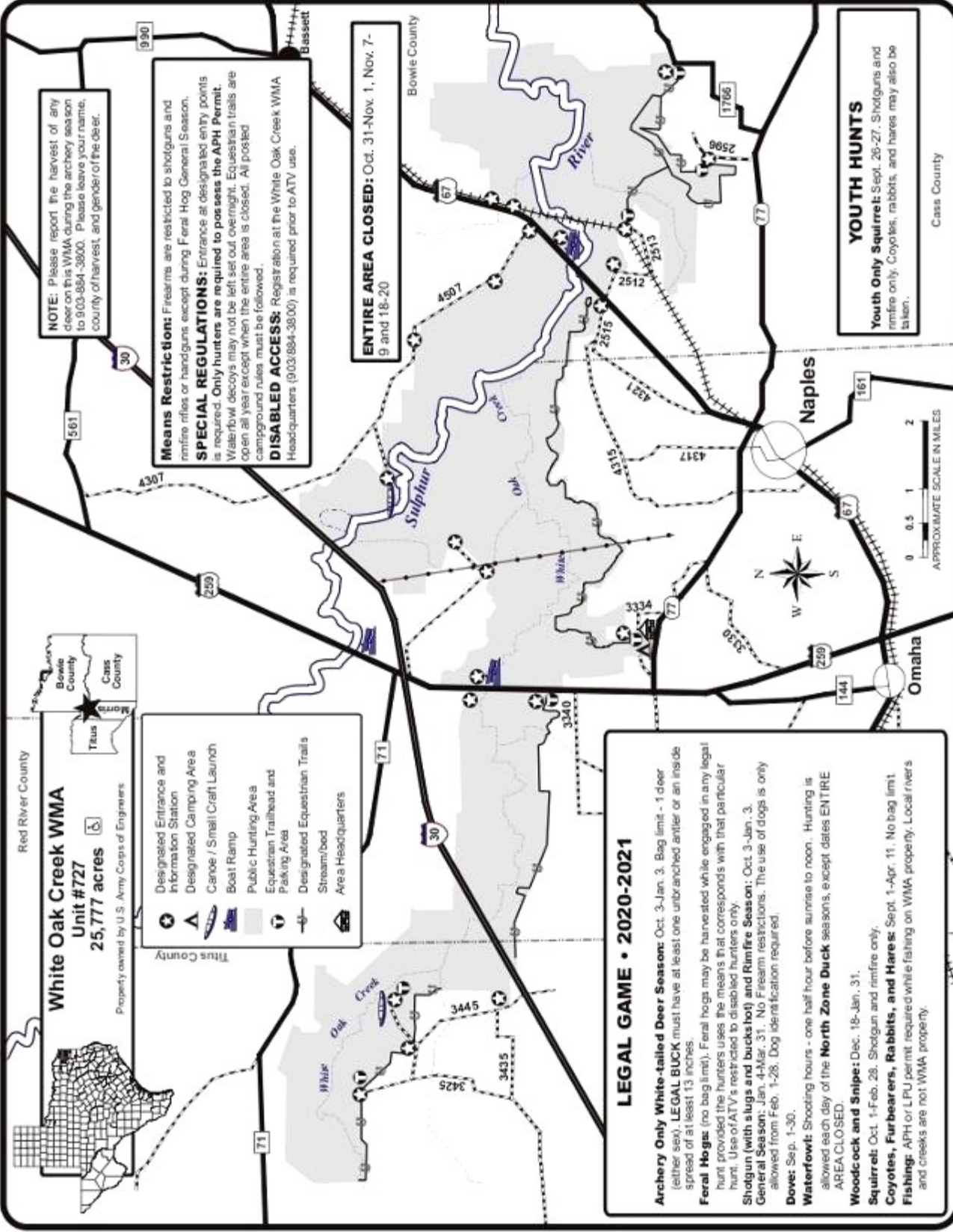


306 +/- Acre Morris County Timber Tract Topo



306 +/- Acre Morris County Timber Tract Map in Relation to White Oak Creek Wildlife Management Area





NOTE: Please report the harvest of any deer on this WMA during the archery season to 9:03-884-3900. Please leave your name, county of harvest, and gender of the deer.

Means Restrictions: Firearms are restricted to shotguns and rimfire rifles or handguns except during Feral Hog General Season.
SPECIAL REGULATIONS: Entrance at designated entry points is required. Only hunters are required to possess the APH Permit. Waterfowl decoys may not be left set out overnight. Equestrian trails are open all year except when the entire area is closed. All posted campground rules must be followed.

DISABLED ACCESS: Register alone at the White Oak Creek WMA Headquarters (9:03-884-3900) is required prior to ATV use.

ENTIRE AREA CLOSED: Oct. 31-Nov. 1, Nov. 7-9 and 18-20

YOUTH HUNTS
 Youth Only Squirrel: Sept. 26-27. Shotguns and rimfire only. Coyotes, rabbits, and hares may also be taken.

Red River County
 White Oak Creek WMA
 Unit #727
 25,777 acres
 Property owned by U.S. Army Corps of Engineers

- Designated Entrance and Information Station
- Designated Camping Area
- Canoe / Small Craft Launch
- Boat Ramp
- Public Hunting Area
- Equestrian Trailhead and Parking Area
- Designated Equestrian Trails
- Stream/wood
- Area Headquarters

LEGAL GAME • 2020-2021

Archery Only White-tailed Deer Season: Oct. 3-Jan. 3. Bag limit - 1 deer (either sex). LEGAL BUCK must have at least one unbranched antler or an inside spread of at least 13 inches.

Feral Hogs (no bag limit). Feral hogs may be harvested while engaged in any legal hunt provided the hunters uses the means that corresponds with that particular hunt. Use of ATVs is restricted to disabled hunters only.

Shotgun (with slugs and buckshot) and Rimfire Season: Oct. 3-Jan. 3.
 General Season: Jan. 4-Mar. 31. No firearm restrictions. The use of dogs is only allowed from Feb. 1-28. Dog identification required.

Doves: Sep. 1-30.

Waterfowl: Shooting hours - one half hour before sunrise to noon. Hunting is allowed each day of the North Zone Duck seasons, except dates ENTIRE AREA CLOSED.

Woodcock and Snipe: Dec. 18-Jan. 31.

Squirrels: Oct. 1-Feb. 28. Shotgun and rimfire only.

Coyotes, Fur Bearers, Rabbits, and Hares: Sept. 1-Apr. 11. No bag limit.

Fishing: APH or LPU permit required while fishing on WMA property. Local rivers and creeks are not WMA property.

Cass County



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***



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 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/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date