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CLAYBANK 112 | BREMOND, TEXAS | \$725,000

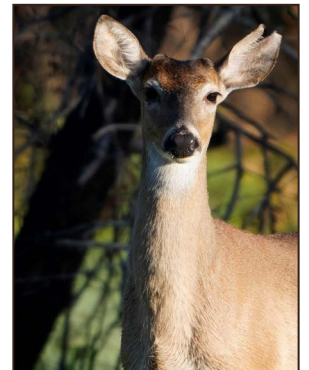


EXECUTIVE SUMMARY

Claybank 112 is 112± acres off FM 2954, located in Bremond ISD. Intensively managed post-oak savannah with 50 feet of rolling elevation change, beautiful homesites, two creeks, two springs, and additional wildlife development opportunities. Claybank 112 is best suited for the outdoorsman, weekender, or permanent resident.

Two separate parcels, separated by the Luminant Rail spur but connected via an 18-foot wide “free and uninterrupted” recorded easement. The most convenient assumption for most buyers is that they may locate most improvements on the smaller 14-acre tract on Fowler Road, which is paved, leaving the larger back 98± acres as a larger recreational opportunity for enjoyment. There are perpetual springs (per seller) on each of the smaller tributaries flowing east towards Claybank Creek, both of which are heavily timbered and naturally wild. There are two different marshy flats that would serve well to develop duck habitat on the eastern end with modest grade impoundments. Until recently, the beaver population had done the same without instruction.

The current owners regularly conduct prescribed burns in multiple smaller fields, enhancing the native flora in the Post oak savannah. A 1.5± acre food plot and multiple strips and breaks are also regularly maintained.



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A full disclosure of our agency relationships is included herein as well as in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.

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JUST THE FACTS

- 112± acres, subject to a new survey
- 14± acres on Fowler Road and a 97± acre parcel separated by a RR spur
- Access easement and grade crossing in place
- Managed 1-d-1 exemption in place through qualified wildlife management practices
- Prescribed burns, food plots, and strip buffers actively used
- Two springs
- Claybank Creek
- Elevations range from 472' to 420' above MSL
- Numerous trails
- Multiple opportunities for further habitat development



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FALLS CO
ROBERTSON CO

Claybank 112
Bremond, Texas

This map is for visual aid
only and the accuracy
is not guaranteed.



450

OWLE RD

WHITE ROCK RD



Claybank 112

Bremond, Texas

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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