

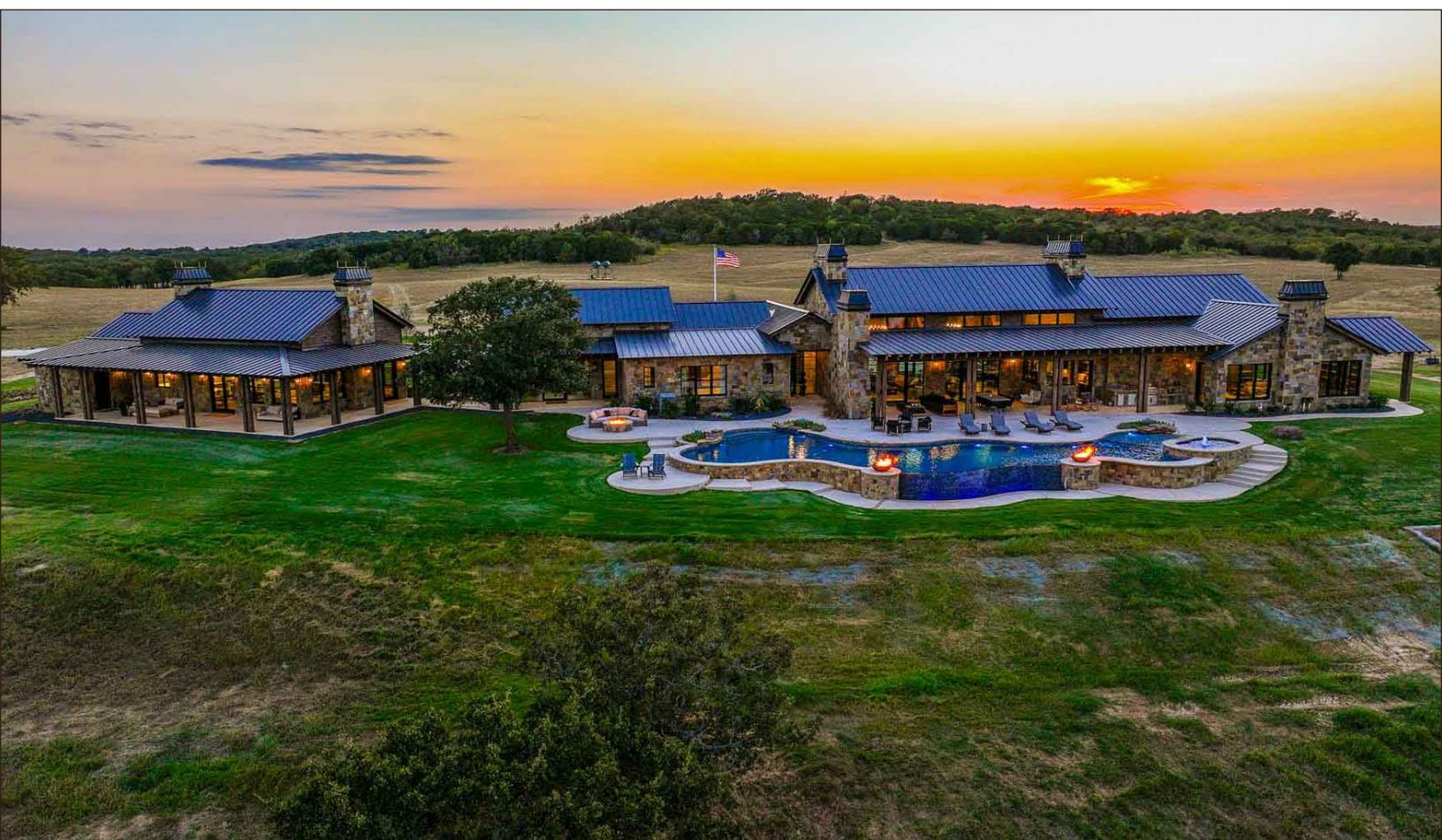


HALL AND HALL®

Dedicated to Land and Landowners Since 1946

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K6+ Ranch | Mineral Wells, Texas | \$19,895,000



Executive Summary

The K6+ Ranch is a highly refined 870-acre estate featuring multiple residences built with top-tier materials, where no expense was spared in its development. Crowned with a newly constructed timber frame and stone main dwelling overlooking a manicured landscape and the hills of Palo Pinto County. A resort-style infinity pool, outdoor kitchen, living area, guest quarters, additional housing, indoor gym and pickleball court, equestrian facilities, lighted roping arena, coastal hay production, and other recreational improvements complement the main improvements. The seven water wells, twelve earthen ponds, and coop water supply ample water to support both current operations and potential expansion. The property is ideally situated just five minutes north of Mineral Wells, Texas, and lies west of Weatherford and the Dallas-Fort Worth metro area. Generally described, the property comprises brush-covered significant elevation, separated by seasonal creeks and lush sandy bottoms that are manicured and productive coastal hay fields. The artistry and craftsmanship that exudes from the improvements are equally mirrored in the stewardship of the land. The extent of improvements to a property like this is a multi-year commitment and requires a high level of skill and profession to bring to completion. Properties that embody the class, character, luxury, and comprehensiveness that the K6+ ranch maintains are seldom available in the market.



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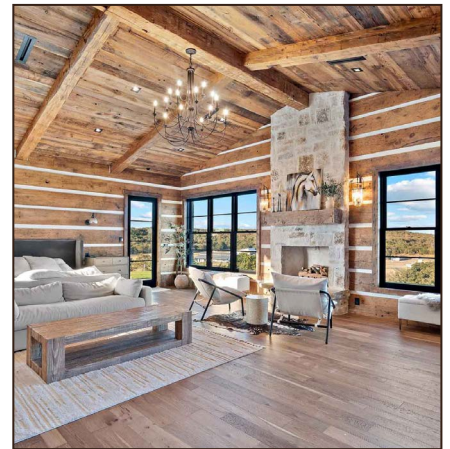
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Just The Facts

- 870+ Deeded Acres
- 7,200 square foot main house
- Approximately 3,500 feet of concrete from the entrance to the main house
- 12 ponds
- Seven operable freshwater wells with depths ranging between 150 feet to 300 feet
- Co-op water meter
- Deer blinds and feeders (negotiable with the sale of the property)
- Approximately 100 acres of native pasture
- Approximately 126 acres of improved Bermuda hay fields
- Paved road access off Bennet Road less than a mile from US Hwy 281
- Seller believes to own no mineral rights relating to this property
- The tree cover is primarily Post Oak, Live Oak, Blackjack, Cedar, and Mesquite
- Paved road access on two sides of the ranch
- *Between 400-500 (1,050 pound) round bales of coastal Bermuda are cut and baled annually

*The seller owns the operating interest for the on-site oil and gas production. He is partnered with a third-party operator to maintain the wells, and the owned operating interest is negotiable with the sale of the property.



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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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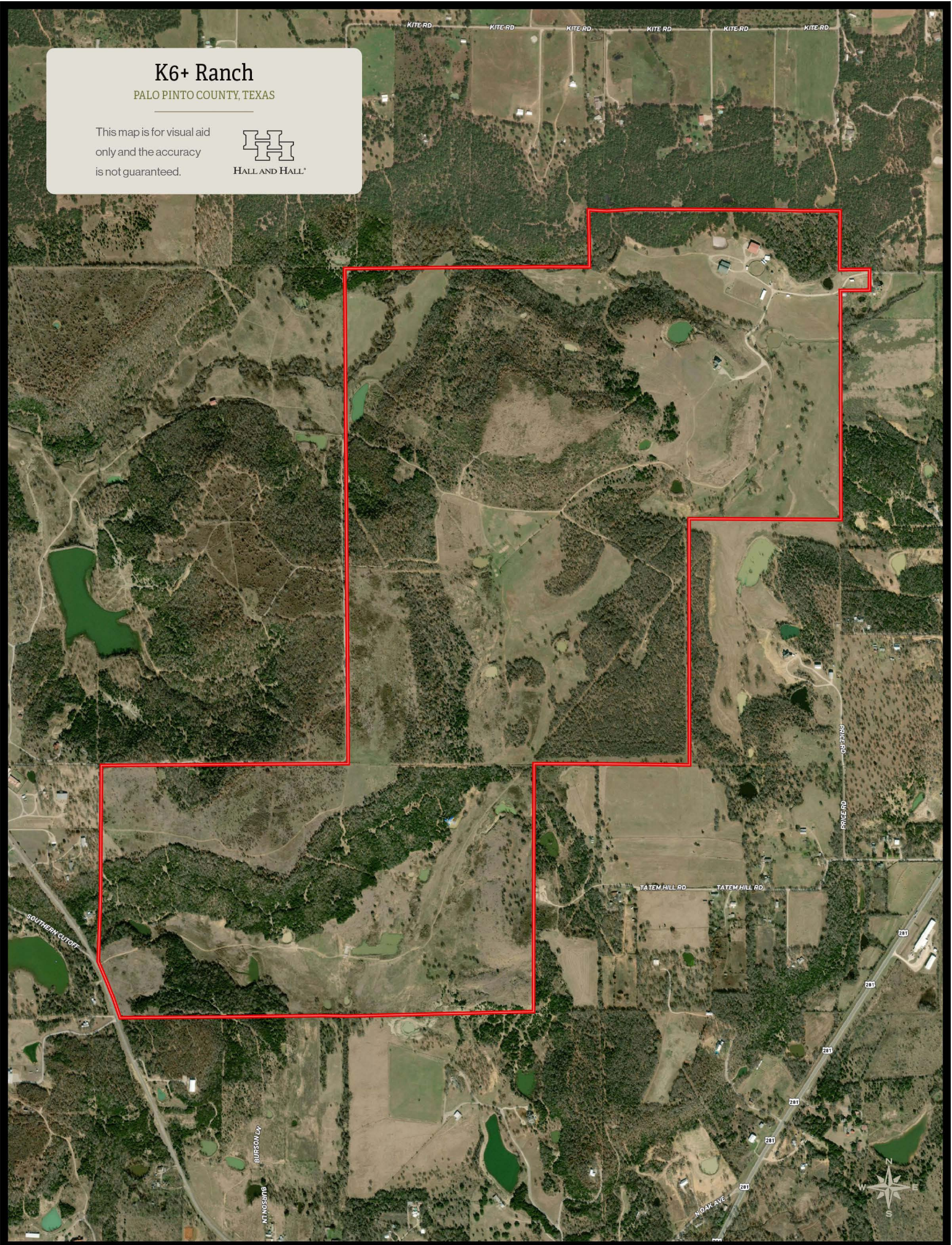
Buyer/Tenant/Seller/Landlord Initials

Date

K6+ Ranch

PALO PINTO COUNTY, TEXAS

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