



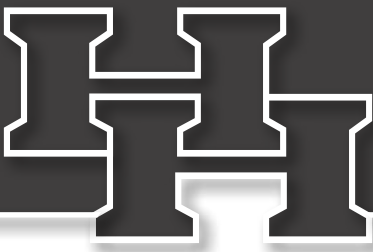
## CROOKED TREE RANCH | ALBANY, TEXAS | \$36,000,000



### EXECUTIVE SUMMARY

Crooked Tree Ranch is 9,400± acres of prime ranching country in north central Texas. Owned by the same family for the last 25-plus years, the attention to land, vegetation, and improvements is evident. Native pastures have been carefully managed with minimal grazing, controlled burns, and attention to quail habitat. The ranch has a level to rolling terrain as you enter the property and transitions to tree-covered draws toward the back of the ranch. With over ten miles of improved roads, traveling through the property is easy in all weather conditions. The headquarters are the first set of improvements you will encounter. Structures include the manager's home, guest home, barns, working pens, round pen, an arena, dog kennels, and a small office building. A water collection system is also found at the headquarters where city water is collected. The owner's home is located toward the back of the ranch. The three-bedroom, three-and-a-half-bath home is accompanied by a rock storage building and barn.

The area is known for great hunting with the Crooked Tree having many options. Native whitetail deer are very plentiful, with an additional 200-acre high fence hunting area available. While quail numbers throughout north Texas have been down the past several years, quail hunting on the ranch has been excellent with continued quality habitat and management. Dove hunting is also great in season. Other income sources are a cattle lease, wind energy lease, and a possible mineral lease.



## JUST THE FACTS

- 9,400± deeded acres
- Ten-plus miles of improved ranch roads
- Automated gate and illuminated entrance
- Headquarters:
- Three bedroom, two bath manager's home
- Five bedroom, three bath guest home
- Cattle pens, arena, and round pen
- Small barn with horse stalls
- Small equipment barn
- Dog kennels
- Refrigerated meat processing room (fully equipped) and large walk-in cooler
- Small office building
- Owner's Compound:
- Three suites, each with its own full bath and private entrance, one half bath
- Stone veneer accents a storage building and separate barn currently used to house a large travel trailer



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# Information About Brokerage Services

11-2-2015

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.

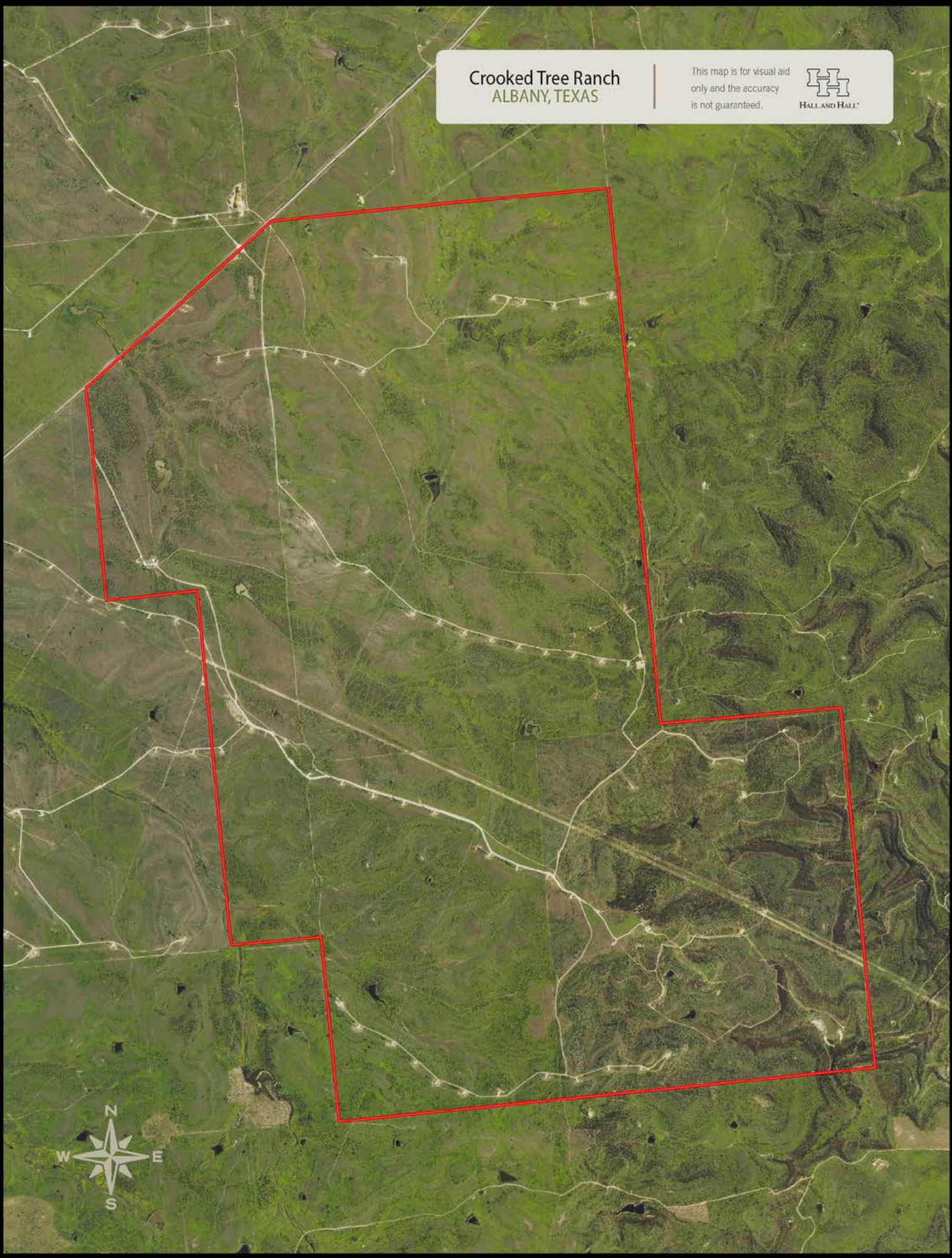
**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations 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.

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Crooked Tree Ranch  
ALBANY, TEXAS

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