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## TWIN CREEKS RESERVE AT RALPH HALL LAKE HONEY GROVE, TEXAS | \$3,450,000



### EXECUTIVE SUMMARY

Twin Creeks Reserve is located 90 miles northeast of Dallas-Fort Worth International Airport. The ranch consists of approximately 263± deeded acres in the Sulphur River valley in northeast Texas. The well-balanced property is developed with a three-bedroom, two-bathroom remodeled cottage, suitable for a modest homestead or could be transitioned to secondary housing for guests or hired help. In addition to the home, there is a well-kept equestrian facility, event barn, two-acre fishing pond, ninety-acre coastal Bermuda field, and 70+ acres of heavily wooded bottom land for hunting. The well-maintained improvements and updated horse facilities provide foundational components for building upon. The equestrian facilities include a fully covered foot solid-wall round-pen and indoor horse stalls. Multiple cross-fences partition the pastures, and seven different small paddocks around the improvements provide the necessary components to operate and maintain. The craftsman-style event barn has a heated and cooled meeting room or office, space for additional living quarters, and could be used as a venue or repurposed for additional horse stalls. There are major water features, including the convergence of two creeks at the northwest side of the ranch, making fertile bottomland and wooded areas for hunting. The two-acre pond is immediately seen from the driveway, accenting the event barn and adding a classical homestead appearance and rural charm. Domestic water is provided by a co-op water meter to the house and barns. The proximity to Ralph Hall Lake and Dallas-Fort Worth and the diversity between agricultural and recreational opportunities make this an investment-class property.



## JUST THE FACTS

- 263± deeded acres with improvements
- Craftsman barn with multiple air-conditioned rooms for projects and executive space
- Over one mile of concrete curbed interior roads
- Two-acre lake with fountain
- 85± acre hay field with improved Bermudagrass
- Seven front show pastures with sheds and white rail pipe fencing
- Prominent future homesite overlooking a valley and hay field
- Concrete crossing and coffer structure on McClure Creek
- 1,565± square foot (per FCAD) home at the auxiliary entrance
- Outdoor arena 125'X250'
- 15,300± square foot complete equestrian center including 75-foot round pen and 24 stalls
- No existing surface leases or oil and gas production
- No wind farms on the property or visible from the property
- Baker Creek frontage of 3,700 feet
- Half a mile of both sides of McClure Creek



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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.

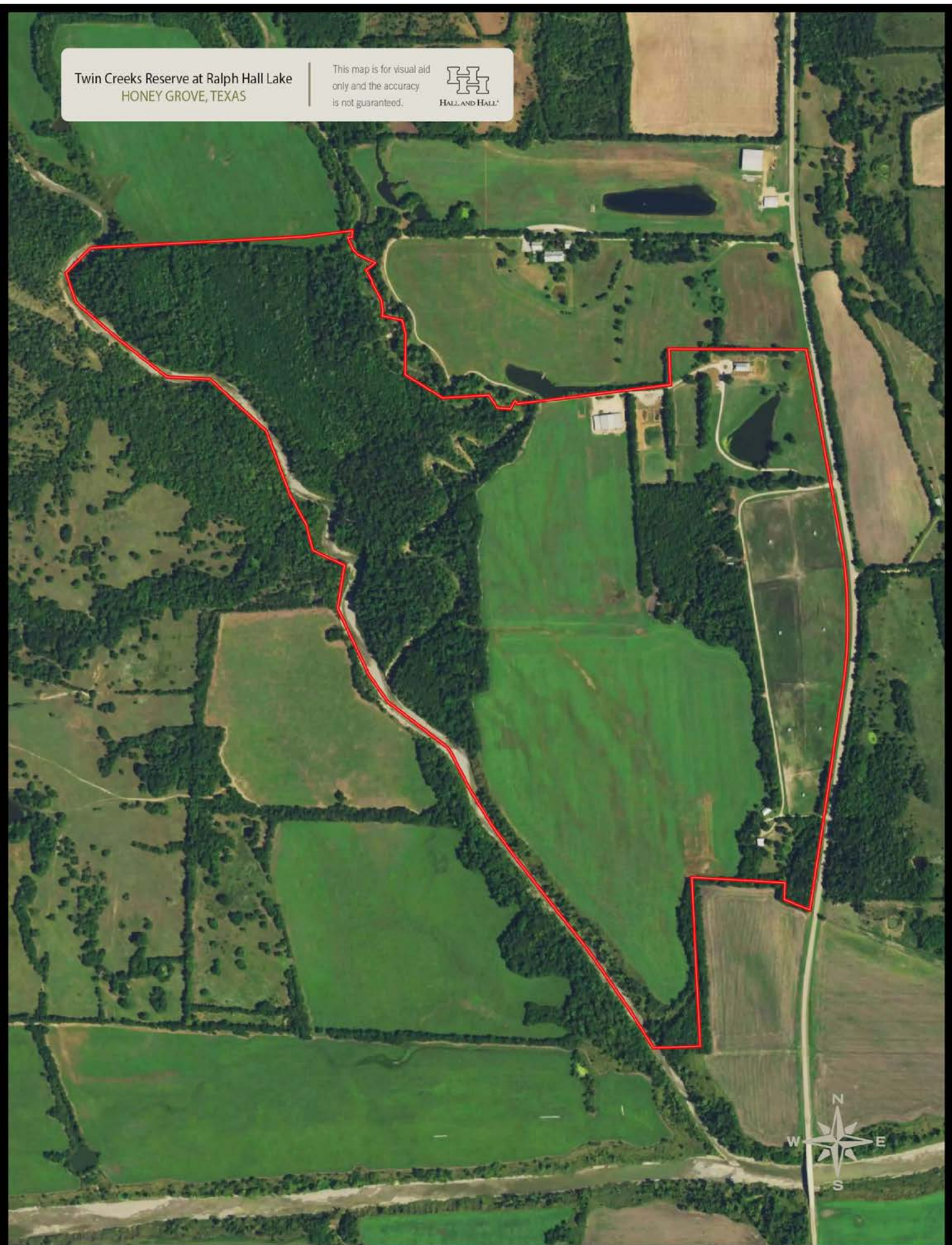
**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations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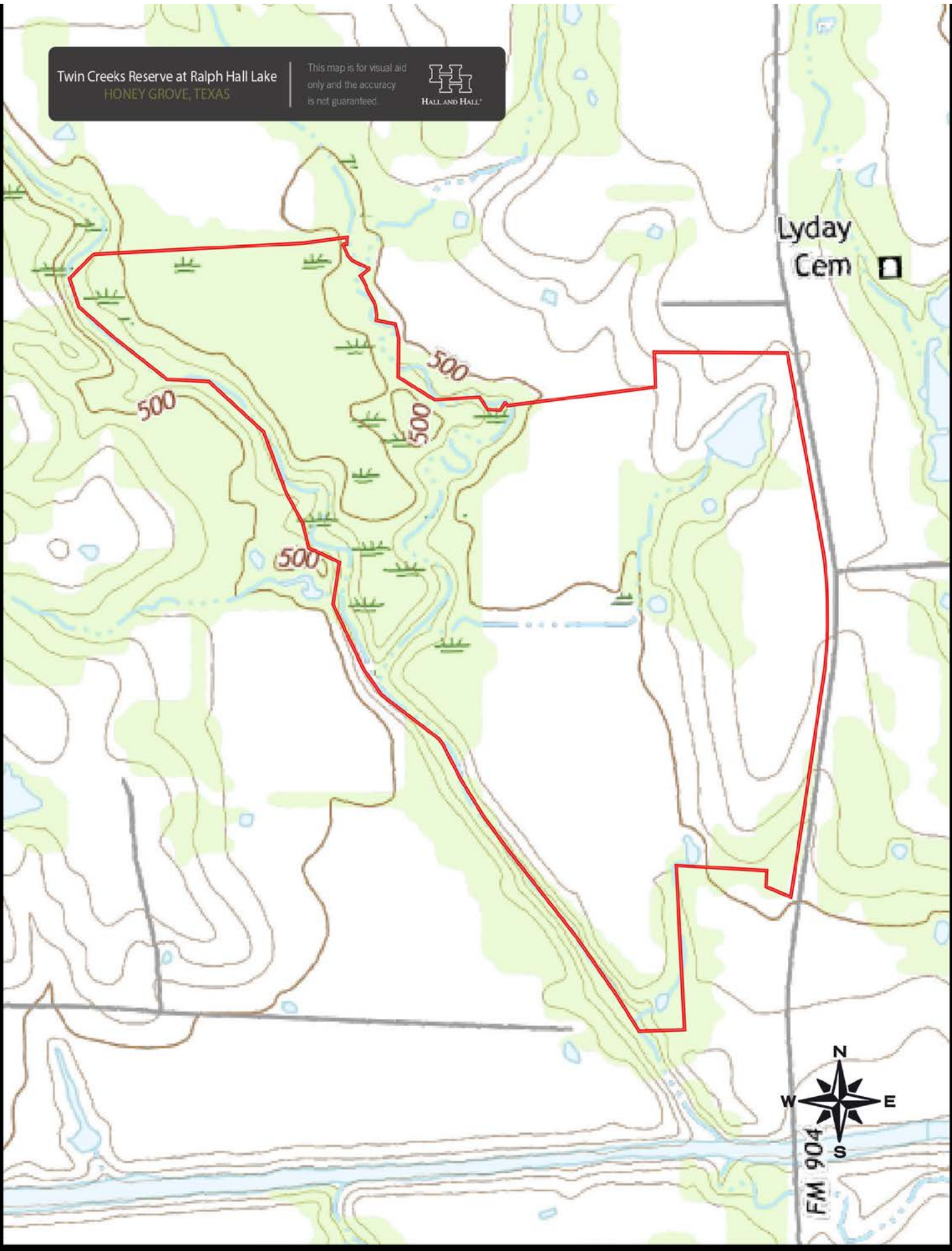
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HONEY GROVE, TEXAS

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