



952 JONES RD
NEWCASTLE, TX 76372

250 ACRES OF BEAUTY & FUNCTIONALITY



PROPERTY INFORMATION:

- 250.915 ACRES
- 2 HOMES ON PROPERTY
- MAIN HOME: 3 BED - 2 BATH - 1,687 SF
- 2,313 SQ FT SHOP
- 1.6 MILES OF BRAZOS RIVER FRONTAGE
- ABUNDANT WILDLIFE

SALE PRICE: \$2,099,000



TIM CLARK, CCIM
817.578.0609
ALI BORRON
817.964.2088

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



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PROPERTY INFORMATION

JYN RANCH – 250 Acres of Scenic Beauty & Functionality. Welcome to your private 250 acre retreat with approximately 1.6 miles of Brazos River frontage. This exceptional property offers a perfect balance of recreation, ranching, and comfortable living two hours from DFW metroplex and 30 minutes from Graham for a quick trip for dinner.

Situated on the ranch is a fantastic 4,000 sq.ft. barndominium featuring 1,687 sq.ft. of beautifully finished living space. With 3 bedrooms, 2 full bathrooms, stained concrete floors, and a warm rustic interior, it's ideal for full-time living or weekend escapes. The open-concept layout centers around a well-appointed kitchen, perfect for entertaining and opens to a spacious wrap-around porch, offering peaceful views and outdoor relaxation.

Attached is a 2,313 sq.ft. insulated shop with 5 overhead doors, one with electric opener, providing ample space for equipment, storage, and projects. Living space, shop, wrap around porch and shed under roof is 6,500 s.f. An EF-5 rated storm shelter located in the shop. The ranch is fully serviced with co-op water and electricity, with two water meters and one electric meter.

On the ranch is also a well-maintained 3 bed, 2 bath double-wide that offers comfortable accommodations for guests or extended family. It features a covered porch and a cozy fire pit area, perfect for gatherings under the stars. The land is fully fenced and cross-fenced, with pens and chutes for livestock. Approximately 65 acres of cultivated ground are being converted to improved grasses, enhancing its agricultural value.

The balance of the property is heavily wooded with mature oaks, two stock tanks, and sandy loam soil, creating a haven for wildlife, hunting, and fishing. Capability of creating a waterfowl detention area for hunting with the tanks. This is more than a property—IT'S A LIFESTYLE. Whether you're looking for a recreational paradise, a working ranch, or a peaceful riverfront escape, this ranch has it all.

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EXTERIOR PHOTOS



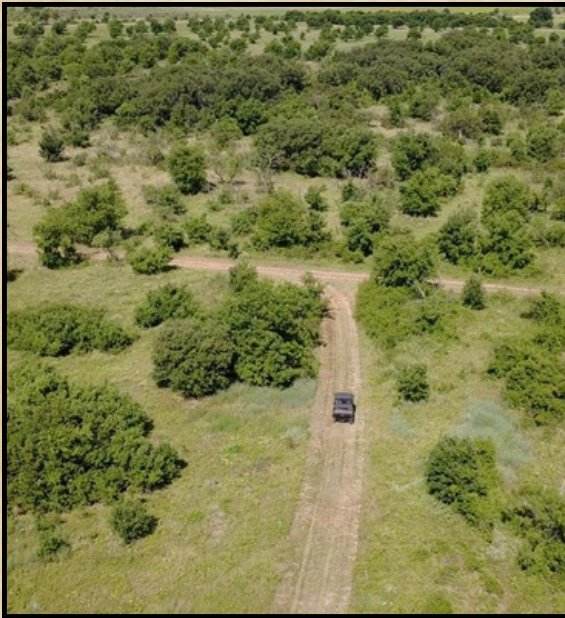
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AERIAL



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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.

2-10-2025



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.

CLARK REAL ESTATE GROUP	0590750	tim@clarkreg.com	(817)458-0402
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clark Real Estate Group	590750	tim@clarkreg.com	(817)458-0402
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



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Clark Real Estate Group	0590750	tim@clarkreg.com	(817)578-0609
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alice Borron	0371674	alice@clarkreg.com	(817)964-2088
Sales Agent/Associate's Name	License No.	Email	Phone

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