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Sand Rail Ranch | Aspermont, Texas | \$2,228,600



Executive Summary

The Sand Rail Ranch is located in West Central Texas, an area known as "big ranch country." Spanning 1,013± deeded acres, this property has the natural components necessary for a highly desirable and huntable population of Bobwhite quail, whitetail deer, Rio Grande turkey, and other migratory species of birds. The ranch's wildlife is virtually undisturbed, with a history of little to no hunting pressure. Conveniently situated on Highway 380, the ranch is just eight minutes from Aspermont, an hour from Abilene, two hours from Lubbock, and three hours from Fort Worth. While offering a sense of remoteness, it remains close to amenities. The property has rolling terrain, including elevated areas in the northwest corner with unobstructed views of the Double Mountain, ideal for a potential homesite or hunting lodge with scenery. The property has essential infrastructure, including an active water meter, a non-operational water well, and utilities, offering a solid foundation for future development. The surface is maintained with no known oil and gas leases, junk piles, or industrial debris.





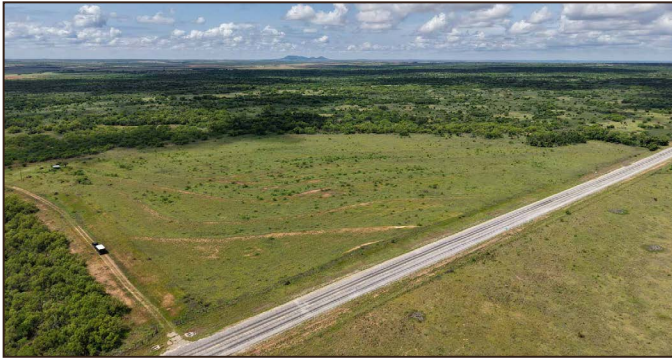
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Just The Facts

- 1,013+ Deeded Acres
- Two stock ponds
- Taxes: \$1,001.52 annually
- Electricity and water are available on-site
- No building or deed restrictions
- Paved road access on Highway 83 and county road frontage along the southern boundary
- The seller is not aware of any ownership of mineral rights relating to this property
- The seller intends to make no reservations for wind or minerals relating to the property
- The tree cover is primarily Mesquite, shin-oak, a variety of scrub oak, minimal cedar, sumac, and Bois D'Arc
- Easement for electric powerline crosses 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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Sand Rail Ranch

ASPERMONT, TEXAS

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