



1034 SANCTUARY DR

TOLAR, TEXAS 76476

RANCH & RECREATIONAL PROPERTIES

PRIVATE TEXAS HIDEAWAY ON 11± ACRES



PROPERTY INFORMATION:

- 11.01± ACRES IN GATED SANCTUARY OAKS
- CUSTOM 2025 BARNDOMINIUM
- MATURE TIMBER, CREEK FRONTAGE & WILDLIFE
- 3 OVERSIZED HORSE STALLS WITH COVERED RUNS
- PRIVATE DECK OVERLOOKING THE CREEK
- PRIVATE WELL, SEPTIC, PROPANE & ROOM TO EXPAND

SALE PRICE: \$595,000



JOHN McGUIRE
817.597.8776
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THIS IS WHAT 11 ACRES IN TEXAS IS SUPPOSED TO FEEL LIKE !!!! Tucked behind the gates of Sanctuary Oaks in Tolar, this 11.01-acre hidden gem is loaded with character, privacy and possibilities. Mature timber surrounds the property, creating a secluded setting that feels miles away from everything. Follow the land toward the back and you'll find a beautiful creek winding through the trees with a private elevated deck overlooking the water. It's peaceful, heavily wooded and just flat-out COOL !!! Built in 2025, the custom barndo was thoughtfully positioned near the center of the property, naturally screened from the road and neighboring properties. The living quarters feature soaring vaulted ceilings, polished concrete floors, a stone fireplace, full kitchen, stainless appliances and an 8-foot glass roll-up door that opens the living space to the outdoors. The bedroom offers a walk-in closet with a full bath and dedicated laundry area. Horse people will appreciate that this isn't just a pretty barn. Three oversized box stalls feature automatic waterers, cushioned flooring beneath the stall mats and direct access to long covered outdoor runs. A fenced Bermuda turnout completes a setup designed to be functional, comfortable and easy to enjoy. Private well, septic, propane, gated access, wildlife, mature trees, creek frontage and plenty of room to dream bigger. Enjoy it exactly as it sits, use it as a weekend escape or make it home while planning the next chapter. 1034 Sanctuary Drive isn't another barndo sitting on acreage. It's a private Texas hideaway where the LAND is every bit as special as what was built on it. COME WALK THIS ONE with ME !!!! I can show you all the spots !!! There is more to this story than meets the EYES !!! ADDITIONAL ACREAGE AVAILABLE IF SO DESIRED !!!

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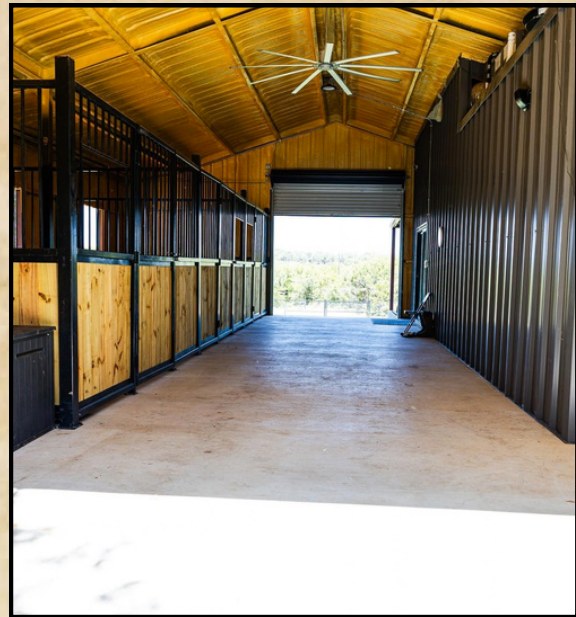


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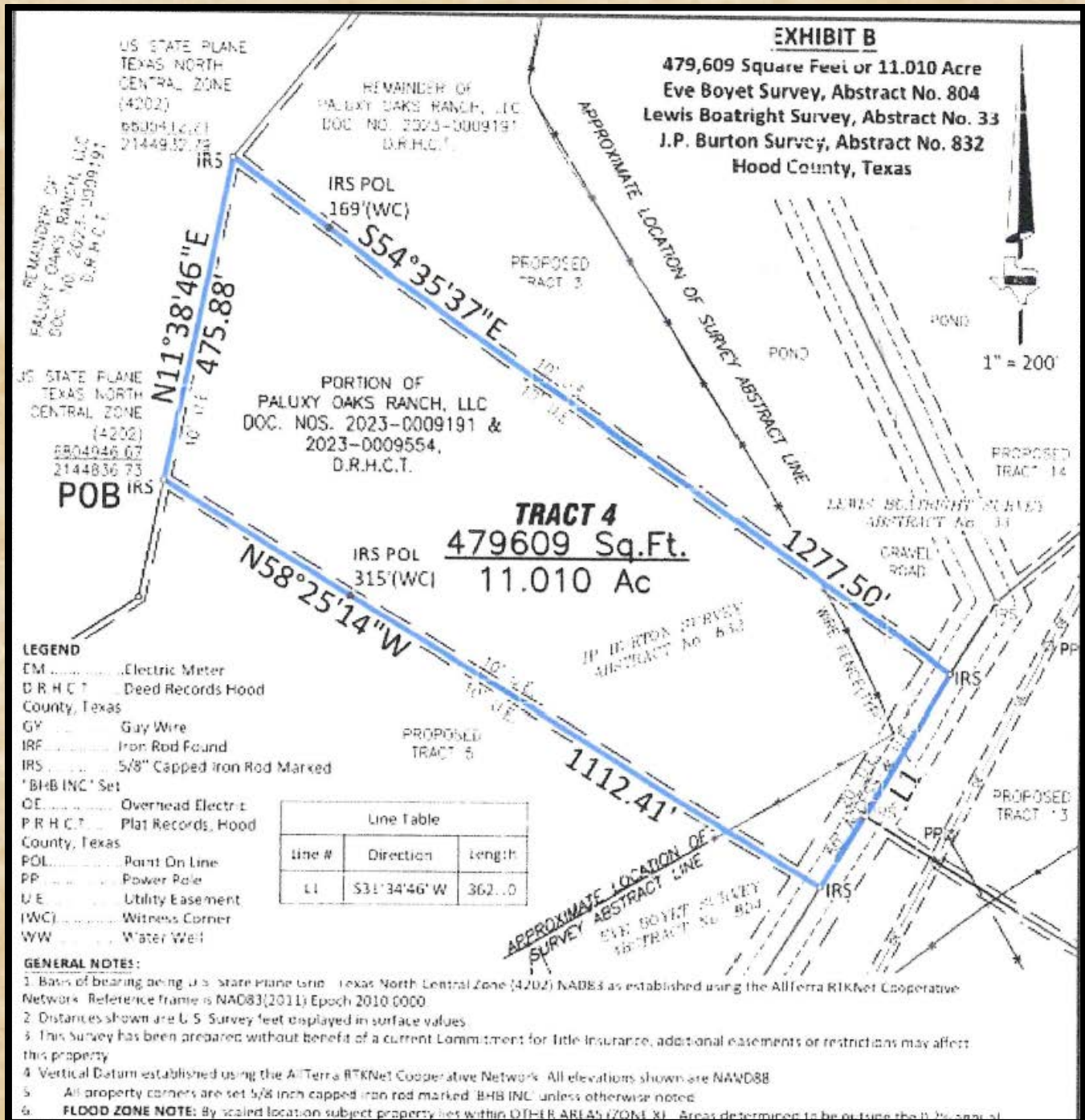


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SURVEY



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AERIAL



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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.

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.

<u>Clark Real Estate Group</u>	<u>0590750</u>	<u>tim@clarkreg.com</u>	<u>(817) 458-0402</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John McGuire</u>	<u>0668028</u>	<u>john@clarkreg.com</u>	<u>(817) 597-8776</u>
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

TAR 2501

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IABS

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