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## TK RIDGE RANCH | TYLER, TEXAS | \$2,679,300



### EXECUTIVE SUMMARY

TK Ridge Ranch, prominently perched near the midpoint between Tyler and Kilgore, offers an expansive 457± acres brimming with potential for investors, developers, or recreational enthusiasts seeking to capitalize on future possibilities. With the Texas Department of Transportation (TXDOT) poised to initiate highway improvements, the imminent clearing of the right-of-way (R.O.W.) will unveil the ranch's features: rolling hills adorned with hardwoods, creeks lined with pines, and diverse landscapes stretching across both sides of its mile-long Highway 31 frontage.

The ranch's ecosystem is a haven for the typical wildlife of Smith County, supported by a rich mix of forbs, shrubs, plants, and trees. These natural resources foster a thriving habitat for native game, benefiting from the edge and transition areas that are hallmarks of uneven-aged timber management. Diverse in topography, the ranch's elevation spans from approximately 400 feet above mean sea level (MSL) to 582 feet, creating an array of scenic vistas and unique elevation features on either side of the highway. Access is currently facilitated by curb cuts on each side, with any future modifications subject to TXDOT's approval to align with their standards.

Distinctive in character, the south side of the ranch, approximately 161 acres, features a prominent ridge and expanses of comparatively level land. In contrast, the north side, encompassing 296 acres, is characterized by a dynamic landscape of hills and valleys. Prairie Creek and Jackson Creek serve as natural drainage systems for the western and northeastern portions of the ranch, respectively. Despite its well-drained terrain, the property contains less than five acres within FEMA's 100-year Zone A floodplain designation, underscoring its advantageous topography. TK Ridge Ranch is a rare find, presenting 457± acres of predominantly wooded timberland, dissected by Highway 31 in the eastern region of Smith County. The property boasts an elevation change of over 180 feet, offering expansive views and breathtaking sunsets. With about one mile of highway frontage on both sides, it stands as a premier investment opportunity for those drawn to its recreational and aesthetic potential.

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## JUST THE FACTS

- 457 acres more or less, to be surveyed
- Located on Highway 31 between Tyler and Kilgore
- Approximately 161 acres on the south side and 296 acres on the north side
- The Texas Department of Transportation has recently acquired a new right-of-way to expand Highway 31 to four lanes with a median
- Located within the Chapel Hill Independent School District
- Variable and mixed hardwoods and pines
- Prairie and Jackson Creek drainages
- The next owner has the option to divide



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# Information About Brokerage Services

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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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