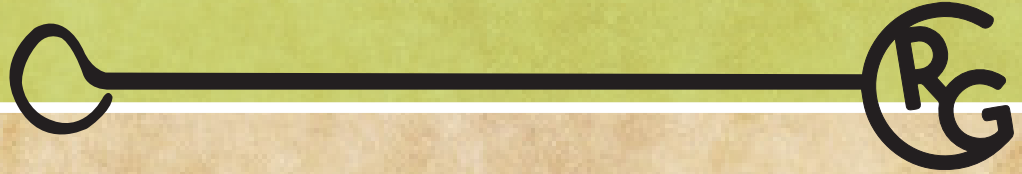


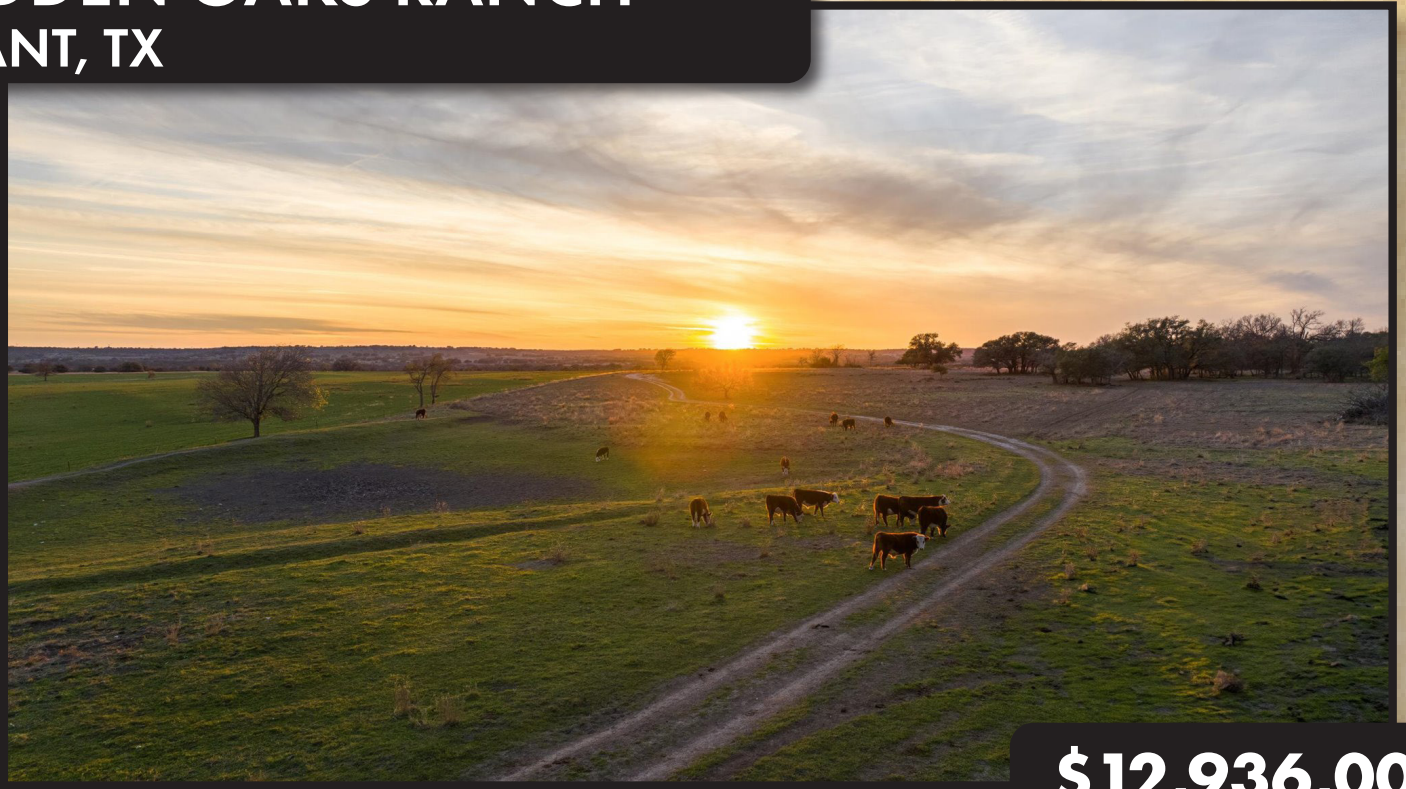


RANCH AND RECREATIONAL PROPERTIES

CATTLE & WORKING • CUTTING & EQUESTRIAN FACILITIES
HUNTING & RECREATIONAL • INVESTMENT
HIGH GAME • LARGE ACREAGE



HIDDEN OAKS RANCH EVANT, TX



\$12,936,000

- 1,568 +/- ACRES
- 12+ ACRES LAKE (WHEN FULL)
- DIVERSE TOPOGRAPHY
- CROSS-FENCED W/ WATER TO EACH PASTURE

LANI RUST | 817.454.6676 | LANI@CLARKREG.COM

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PROPERTY INFORMATION

At the end of a quiet, Hamilton County road, just outside of Evant, Texas, sits a truly unique property. Hidden Oaks Ranch has been in the same family for over a quarter century and primarily used as a cattle ranch. This family has poured themselves into making hidden Oaks Ranch what it is today.

The 1500 acre ranch has some impressive topography with rolling terrain that provides gorgeous views in every direction. Hidden Oaks is scattered with native trees, but oddly enough, you will find very few cedar or mesquite trees here. The landscape features a couple of wet weather creeks, multiple ponds and the main focal point of Hidden Oaks Ranch which is the 12 acre lake. With a lake this size there is no shortage of recreational opportunities. There are multiple species of water fowl that call this lake home, including the occasional Sandhill crane. If you are fisherman, then you will enjoy catching bass, perch and catfish. This lake has continued to provide water even in one of the worst droughts the State of Texas has ever seen.

The unique topography and various water sources of Hidden Oaks Ranch help support the extensive wildlife populations that call this ranch home. South Texas genetics were introduced into the area years ago and Hidden Oaks Ranch is still seeing the benefits of the genetics from those massive South Texas deer. The owners are careful to not allow extensive hunting and have great relationships with those allowed to hunt this ranch. Whitetail deer, turkey, dove, hogs, foxes, jack rabbits, you name and you can find it. You might even see a famous State of Texas armadillo!

This ranch has everything for the outdoorsman while also being designed to handle over 200 head of cattle in an area not normally known for raising cattle. The ranch has a blend of native grasses, roughly 60 acres in Tifton Bermuda and over 200 acres in oats each year.

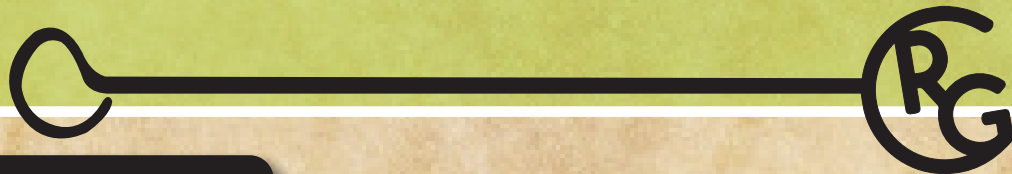
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PROPERTY INFORMATION

The owners have carefully designed pastures through the main section of the ranch. There is one main road that meanders through and gains you access to each of these pastures. The majority of the fencing through the ranch is done with Gallagher electric fencing and is controlled off two separate chargers. Each of the pastures has a water trough to provide water to cattle year round, regardless of the rainfall. The ranch also has two separate sets of working pens when the time comes to process cattle.

Hidden Oaks Ranch has 3 water wells that provide water throughout the ranch and two houses. There is a smaller wood frame farmhouse on the main section that has been gutted for remodel. It has the original ship lap walls and bead board ceilings. This house is a blank slate for remodel. The ranch also has a rock, hunter's cabin that could be remodeled for a second house or weekend retreat on the ranch.

There are not many places left that boast this much acreage with this type of topography, surface water, pasture design and outdoor lifestyle. Hidden Oaks Ranch is truly a special ranch that offers a once-in-a-lifetime opportunity for families to enjoy for generations to come.

Hidden Oak Ranch offers seclusion without sacrificing location. This property sits within an hour's drive from Waco, Texas, roughly two hours from Austin and a little over two hours from the DFW area. Whether you are looking for a hunter's paradise, a working cattle ranch or a place to call home, Hidden Oaks is a ranch you won't want to miss seeing.

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AERIAL



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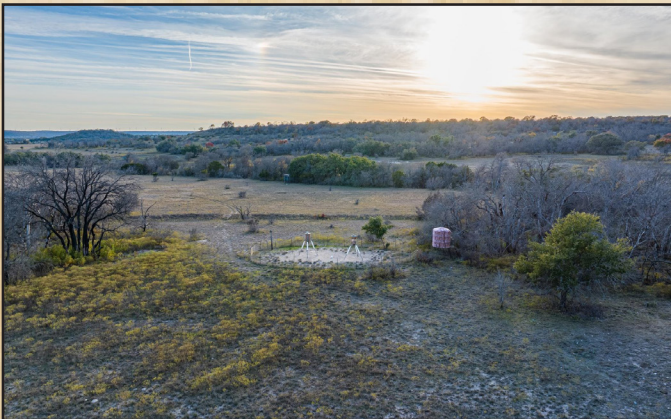


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PROPERTY PHOTOS



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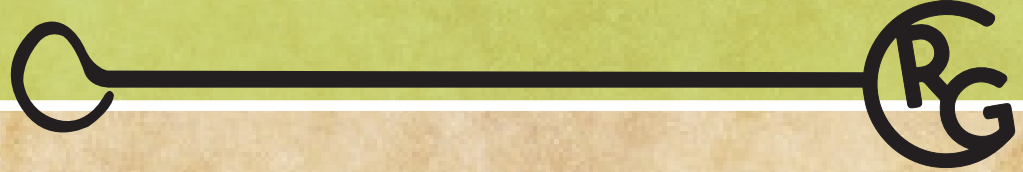
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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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
Lani Rust	694277	lani@clarkreg.com	(817)454-6676
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 1-0 Date