



897 N WILSON

PALO PINTO, TEXAS 76484

RANCH & RECREATIONAL PROPERTIES

WHERE THE BUFFALO ROAM



PROPERTY INFORMATION:

- 34+ ACRES
- AG EXEMPT
- HIGH FENCED & GATED
- 320 SF CONTAINER HOUSE
- WILD LIFE INCLUDED
- NO RESTRICTIONS

SALE PRICE: \$799,000



DENNIS NEYSTEL
817.304.4003
DENNIS@CLARKREG.COM

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PROPERTY INFORMATION

BEAUTIFUL 34+ ACRE GATED HIGH FENCED PROPERTY with AXIS, BLACK BUCK, AND BUFFALO, cross fenced in the middle with a gated pass through. Just around the corner from LAKE PALO PINTO MARINA and CAMPGROUND. Has a well with a working windmill and a 3,000 gallon water storage tank with in-ground livestock trough. Has one small seasonal pond as well. PROPERTY INCLUDES ALL ANIMALS!!!! AS WELL AS the feeders (excluding back 2 feeders). Has an Excalibur Container Home custom built in 2022 that is 8x40 (320 sq feet), comes fully furnished with HVAC, dishes, furniture, septic system, and move in READY. Wildlife included: BLACKBUCK (approx. 8): Male (3)-Female (5) --- AXIS (approx. 25): Male (10)-Female (15) --- BUFFALO (3 total): Male (1)-Female (1) Bred with one on the way and 1 Yearling Male. This place has so many options to be anything your imagination desires. Can be RV park and Boat storage VERY CLOSE TO THE LAKE, Active game breeding ranch, residential development, Prime horse ranch, ALL WITH NO RESTRICTIONS! PROPERTY CAN BE PURCHASED WITH OR WITHOUT ANIMALS. CALL AGENT for separate pricing options!!!!

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- **LAND SIZE:** 34+ ACRES
- **LOCATION:** AROUND THE CORNER FROM LAKE PALO PINTO
- **UTILITIES:** SEPTIC + WELL
- **TERRAIN:** LEVEL
- **VEGETATION:** NATIVE GRASS, SHRUBS, TREES
- **WILDLIFE/HUNTING:** AXIS - BLACK BUCK & BUFFALO
- **FENCING:** HIGH FENCES & CROSS FENCED
- **SUBDIVIDE:** NO

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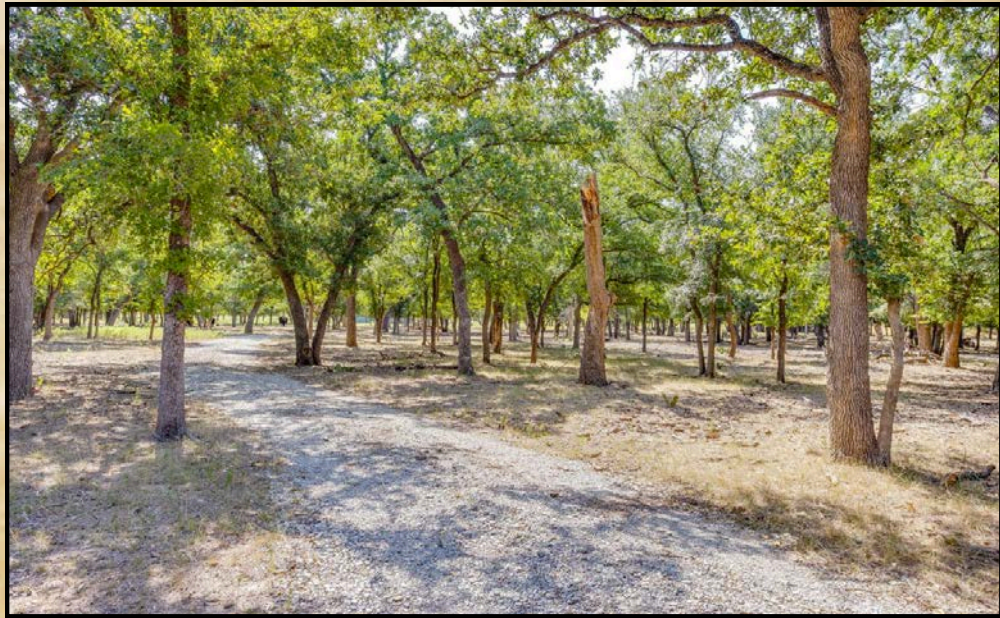
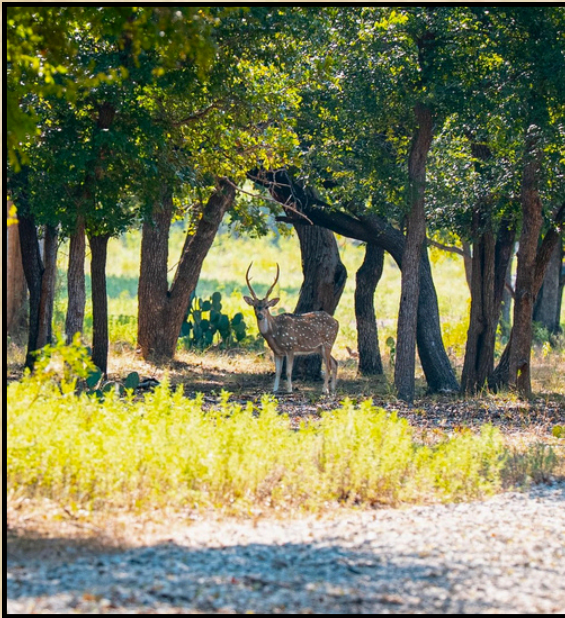


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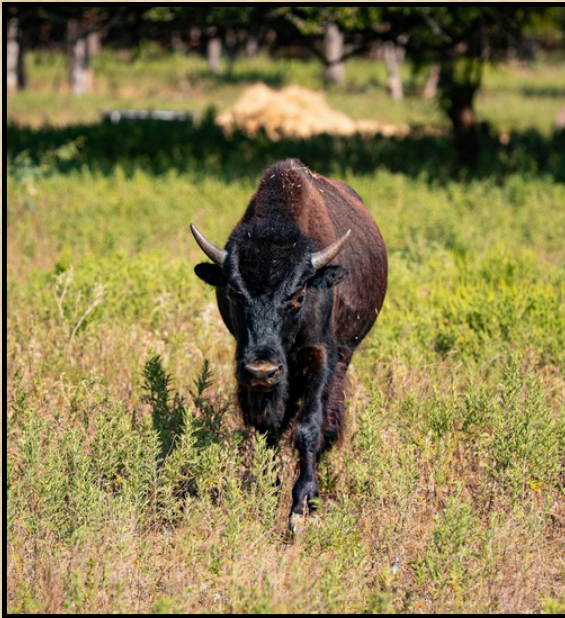
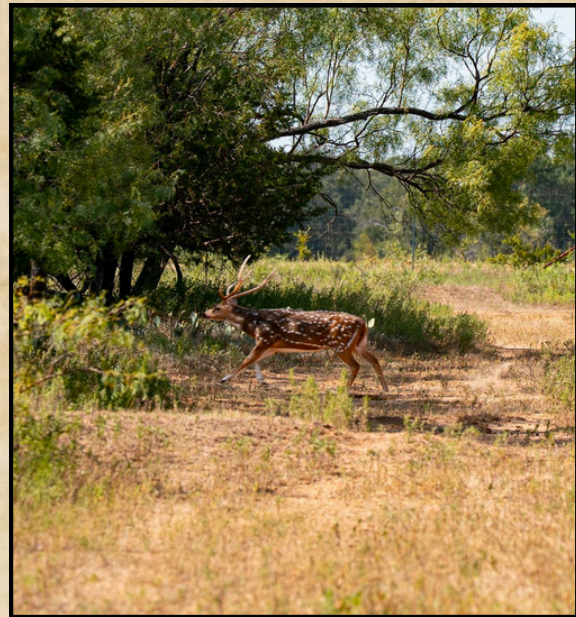


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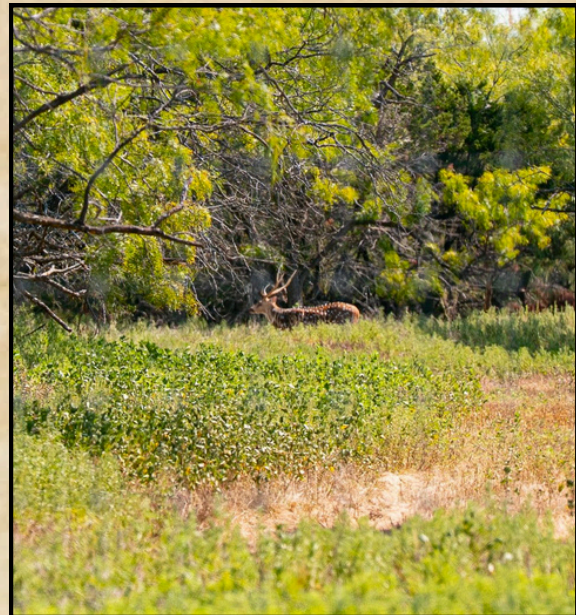
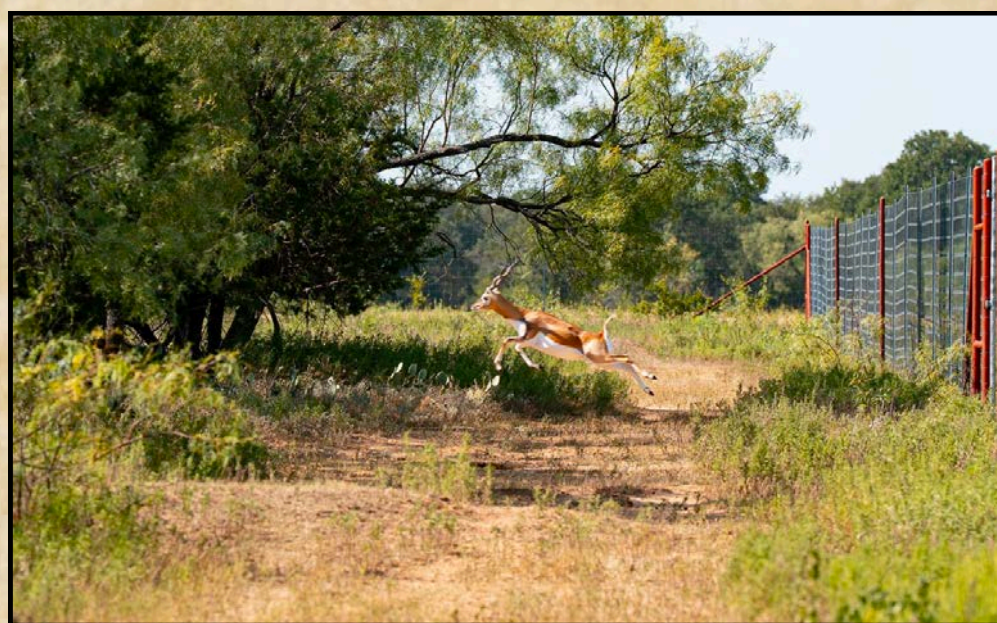


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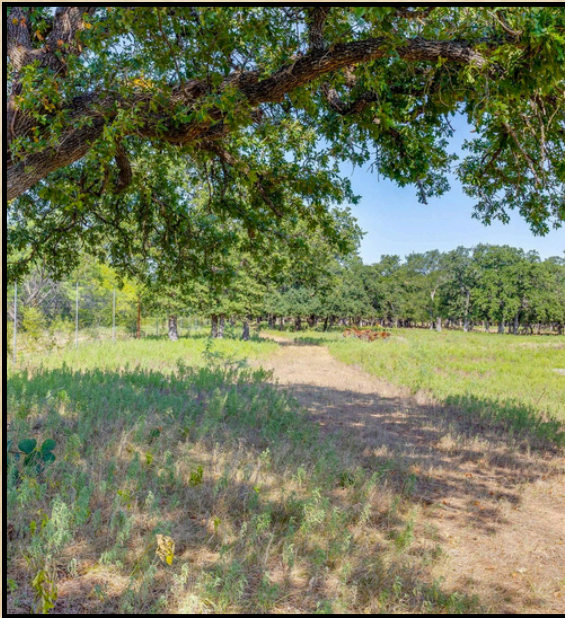
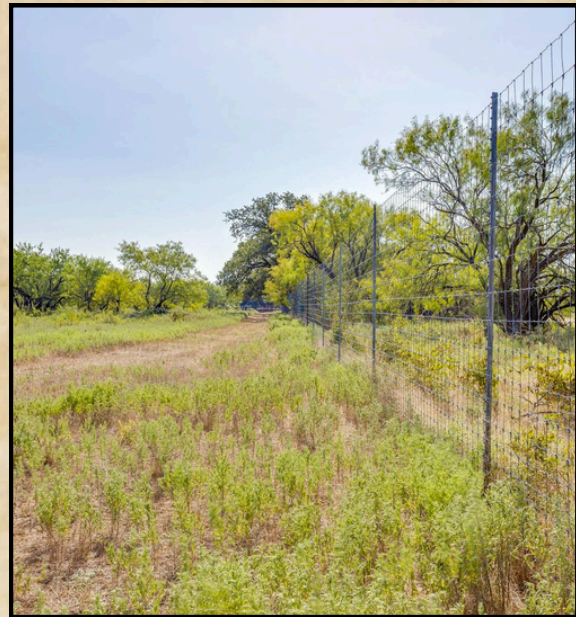


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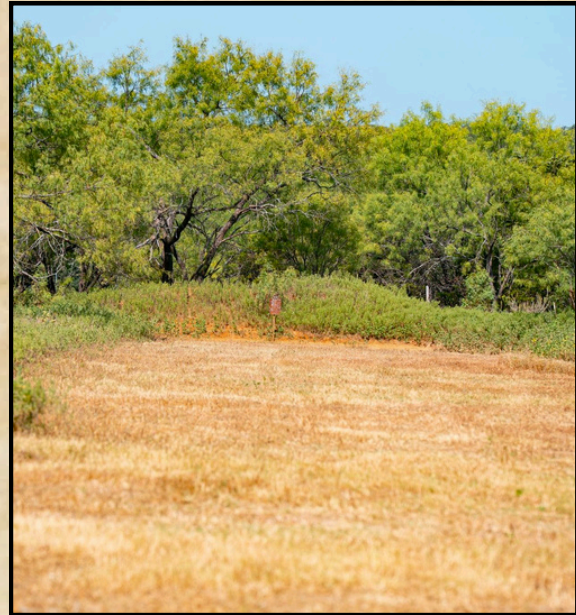


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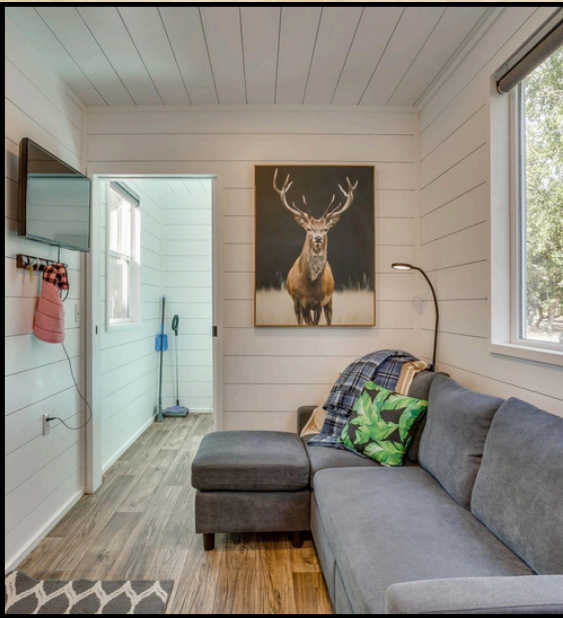
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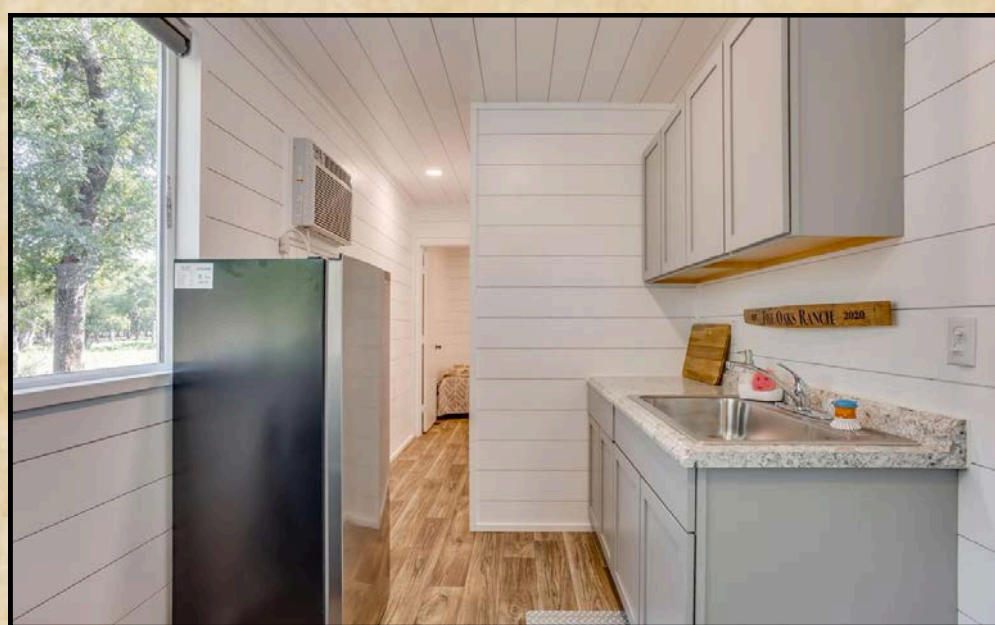


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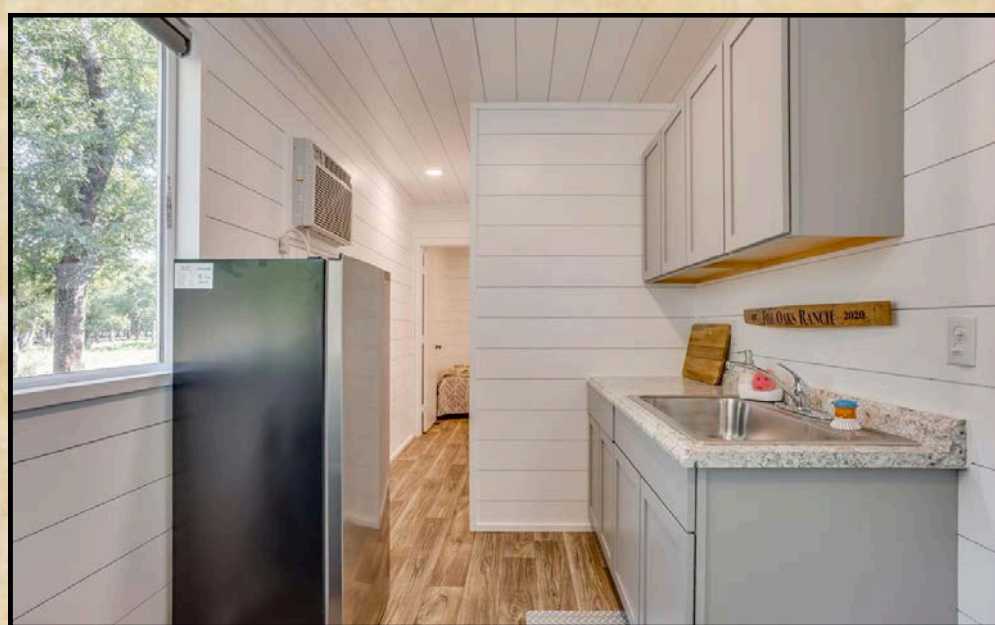
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

Name of Sponsoring Broker (Licensed Individual or Business Entity)

0590750

License No.

tim@clarkreg.com

Email

(817)458-0402

Phone

Clark Real Estate Group

Name of Designated Broker of Licensed Business Entity, if applicable

0590750

License No.

tim@clarkreg.com

Email

(817)458-0402

Phone

Tim Clark

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

0516005

License No.

tim@clarkreg.com

Email

(817)578-0609

Phone

Dennis Neystel

Name of Sales Agent/Associate

701103

License No.

dennis@clarkreg.com

Email

(817)304-4003

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2