



# Offer Instructions

**00 W Ohio St, Van, Texas 75790**

Please use a **Farm and Ranch Contract:**

- Seller(s) Name: Brooke Shafer
- Property Legal Description:
  - 2+/- acres from tax parcel(s) R000020015 with legal description from data as follows: Acres 1.250, ABST: 297, SUR: M GROSS
  - Parcel R000113244 with legal description from data as follows: Acres: 1.074 Abst: 297 Sur: M Gross
- Exclusions:
- Preferred Title Company: Ranger Title Company, 409 N. McGraw St., Forney, TX 75126
  - Attn: Pat Ashford Email: ashfordp@rangertitle.com
- Earnest Money: At least 1% of Contract Price
- Survey: See supporting docs. Buyer to pay if new survey is needed.
- Possession: Closing & Funding
- Notices:

**Broker Information (for page 10):**

Listing Agent: Delanee Clark  
License No: 0710720  
Email: delanee@rmlandmark.com  
Phone: 214-500-1641

Broker Firm: RE/MAX Landmark  
Broker License No: 0591885  
Licensed Supervisor of Associate: Chris Harden  
Supervisor License No: 0430179  
Broker Address: 109 N. Frances St., Terrell, TX 75160

**Applicable Contract Addenda & Supporting Docs:**

- Attach pre-approval letter from a reputable lender if financed or proof of funds preferred when cash
- Seller's Disclosure Notice
- Information about On-Site Sewer Facility

**Inspections & Appraisals to be scheduled through Showing Time at 817-858-0055**

**TRANSACTION COORDINATOR FOR DELANEE: STEPHANIE**

**CC ALL CONTRACTS AND EMAILS TO:**  
ASST.DELANEECLARK@OUTLOOK.COM



*Delanee Clark*  
214-500-1641  
[www.delsellsproperties.com](http://www.delsellsproperties.com)

**RE/MAX**  
*Landmark*  
Frank Roberts  
**LAND TEAM**