

HALL AND HALL®

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Rock Creek Ranch | Whitesboro, Texas | \$6,800,000



Executive Summary

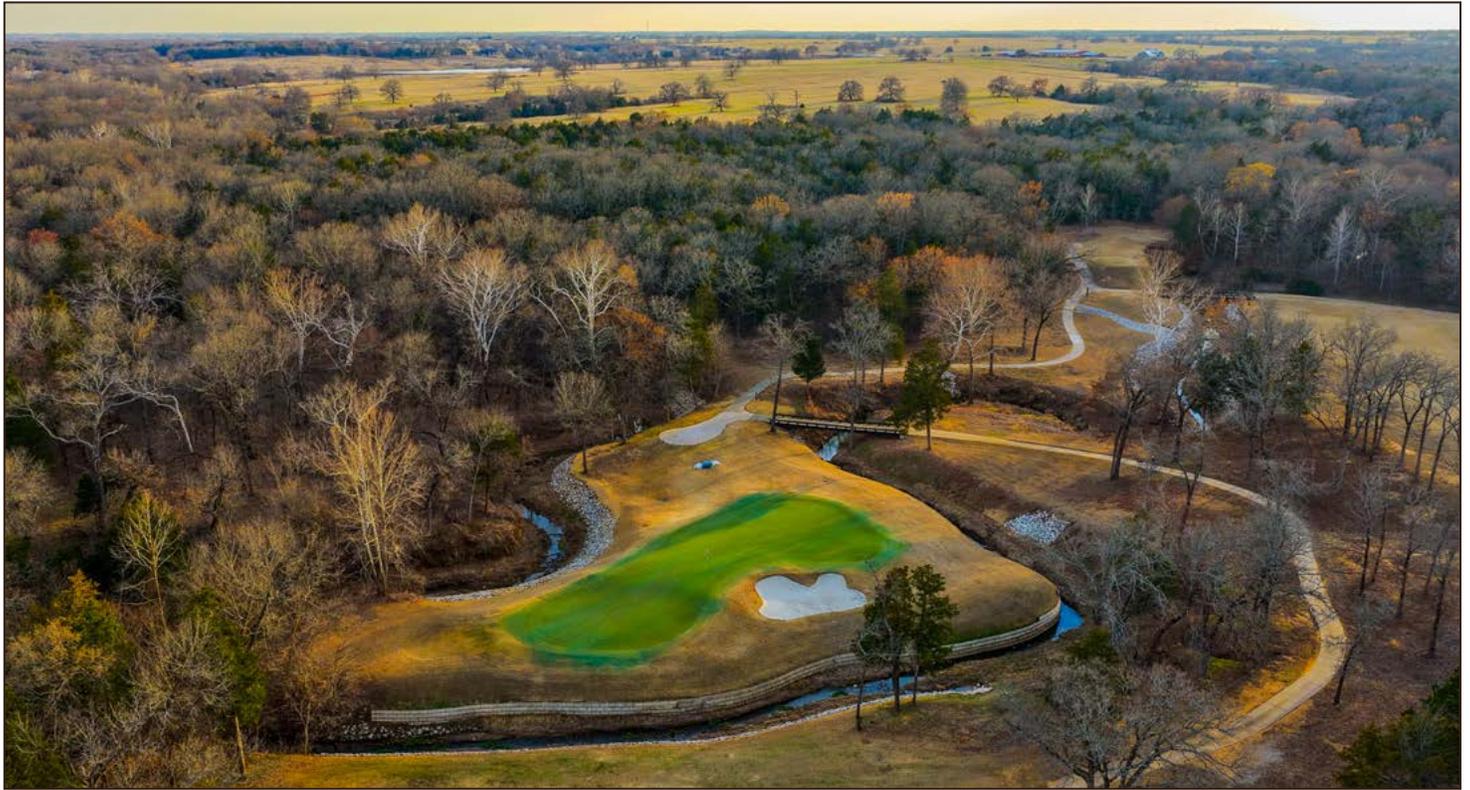
This 272±-acre raw land tract is located just north of Whitesboro and features frontage on Rock Creek, which forms its northern boundary. The property offers a diverse mix of productive hay ground, deer and duck habitat, and attractive topography. There are roughly 140 acres of improved hay pasture, with multiple cross-fences for rotational grazing. An eight-acre man-made lake is a focal point; it has been professionally stocked with game fish. The lake creates an exceptional waterfowl habitat and opportunity for trophy bass fishing in a controlled environment. In addition to the recreation opportunities the lake provides, the property supports a strong whitetail deer and turkey population, as well as other native wildlife and varmints. Other improvements include a set of working pens and covered pens for livestock. The improvements are minimal and functional, supporting agricultural and recreational use without overdevelopment. The property shares borders with Rock Creek Resort, a golf course development with lake access on Lake Texoma. There are several views overlooking the golf course, with a part of the property and build site directly overlooking the 18th hole tee box. Rock Creek Ranch is well-suited for mixed-use ownership focused on agriculture, equestrian facilities, recreation, or potential for larger-acreage auxiliary development with the adjacent golf course and residential development

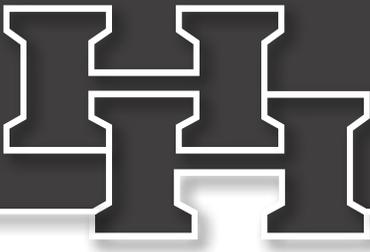


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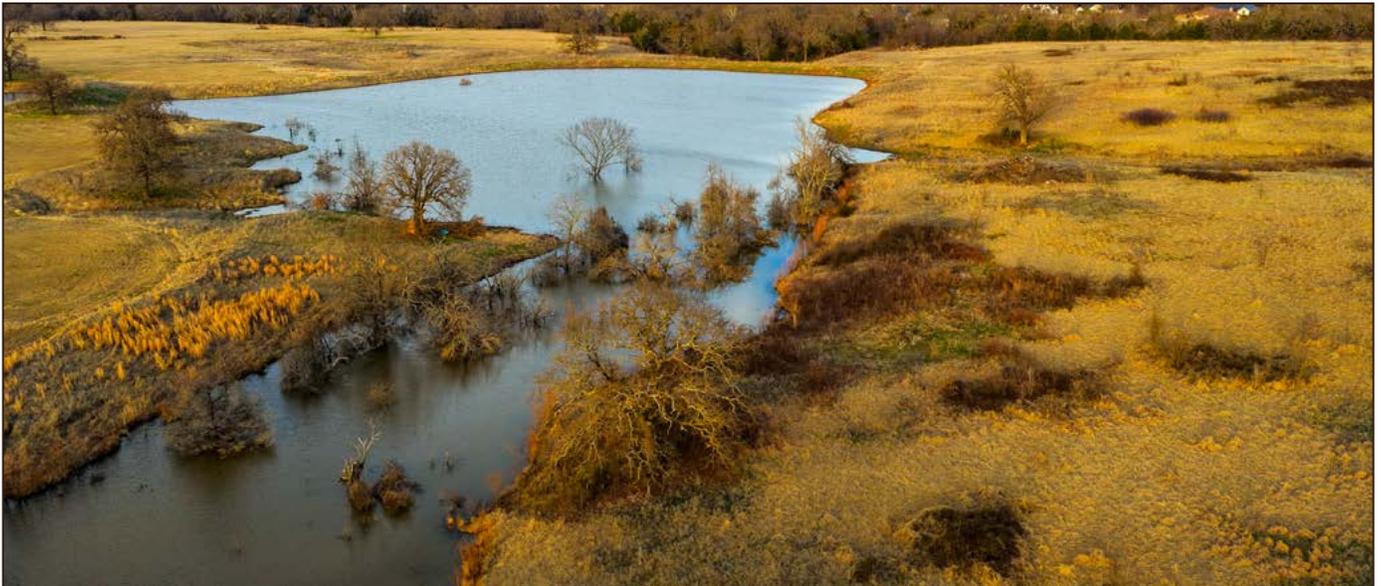
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Just The Facts

- Just outside Whitesboro near Lake Texoma
- Private eight-acre lake
- Adjacent to Rock Creek Golf Resort and development
- Proximity to a public boat ramp at Juniper Point on Lake Texoma
- Classic Red River Valley rolling terrain with productive hay ground
- Approximately 140 acres of hay pasture; balance in native cover, creeks, ponds, and riparian habitat
- No current surface leases
- Covered pens, working pens, cross fencing, and perimeter barbed-wire fencing
- Historically utilized for agricultural and recreational purposes
- Electric services and rural water available
- Excellent habitat for waterfowl and whitetail deer; suited for hunting and recreation
- Attractive creek frontage, rolling topography, and native vegetation
- Paved road frontage on FM 901 and easy year-round access



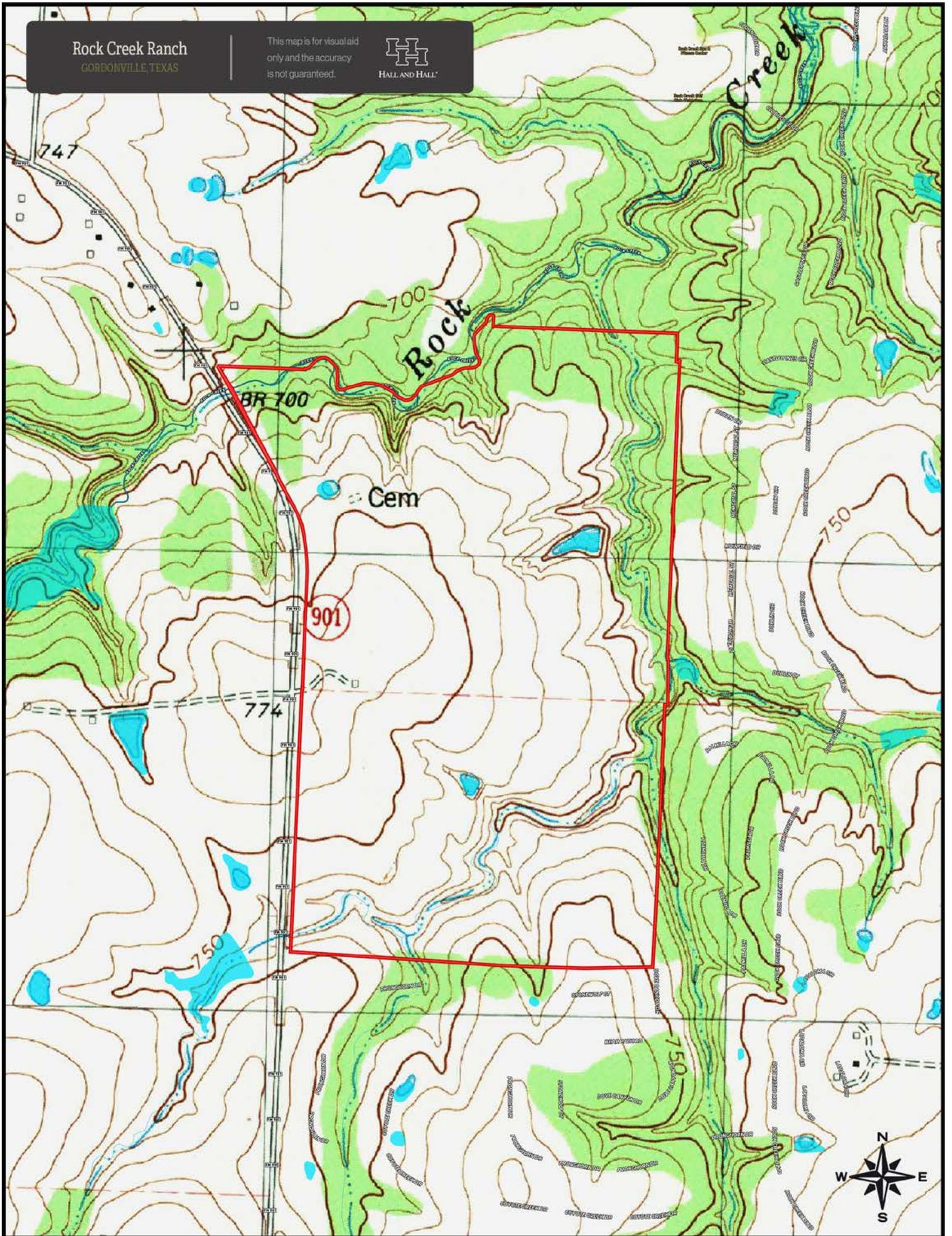
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Rock Creek Ranch
GORDONVILLE, TEXAS

This map is for visual aid only and the accuracy is not guaranteed.







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.



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. **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:
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date