



LITTLE CREEK RANCH

Well-positioned for residential, commercial, or mixed-use development

0 State Hwy 34 | Quinlan, TX



UNPRICED

Acreage

189.429 +/- Acres – AG Exempt

Location:

State Highway 34 Greenville, Hunt County, TX

Jurisdiction:

Outside the city limits and ETJ of both Greenville and Quinlan (confirmed June 2024)

Lease Status:

Tenant Lease - Livestock and Hay Production

Survey:

No Survey

Mineral Rights:

Excluded (negotiable)

Floodplain:

Per FEMA, minimal floodplain exists on the southwest tract (29.60 acres)

Road Frontage:

State Highway 34 - Approximately 1,704'

Water:

Cash Water SUD – 6" waterline on the east side
Cash Special Utility District (SUD) 903-883-2695

Sewer:

No nearby lift station

Electricity:

Transmission lines run along the southeast boundary



WENDY JOHNSON, ALC | BROKER ASSOCIATE | CALL OR TEXT 972.757.9383

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FARMER'S ELECTRIC PROVIDES ELECTRICAL TRANSMISSION:

- Little Creek Road – 14.4kV, Single Phase
- Three Phase Options
 - 120/208V
 - 120/240V (Delta)
 - 270/480V (Y Configuration)

Parcel #26067 on State Highway 34 has
Three Phase service available on the subject side.



PROPOSED INFRASTRUCTURE

0 State Hwy 34 | Quinlan, TX



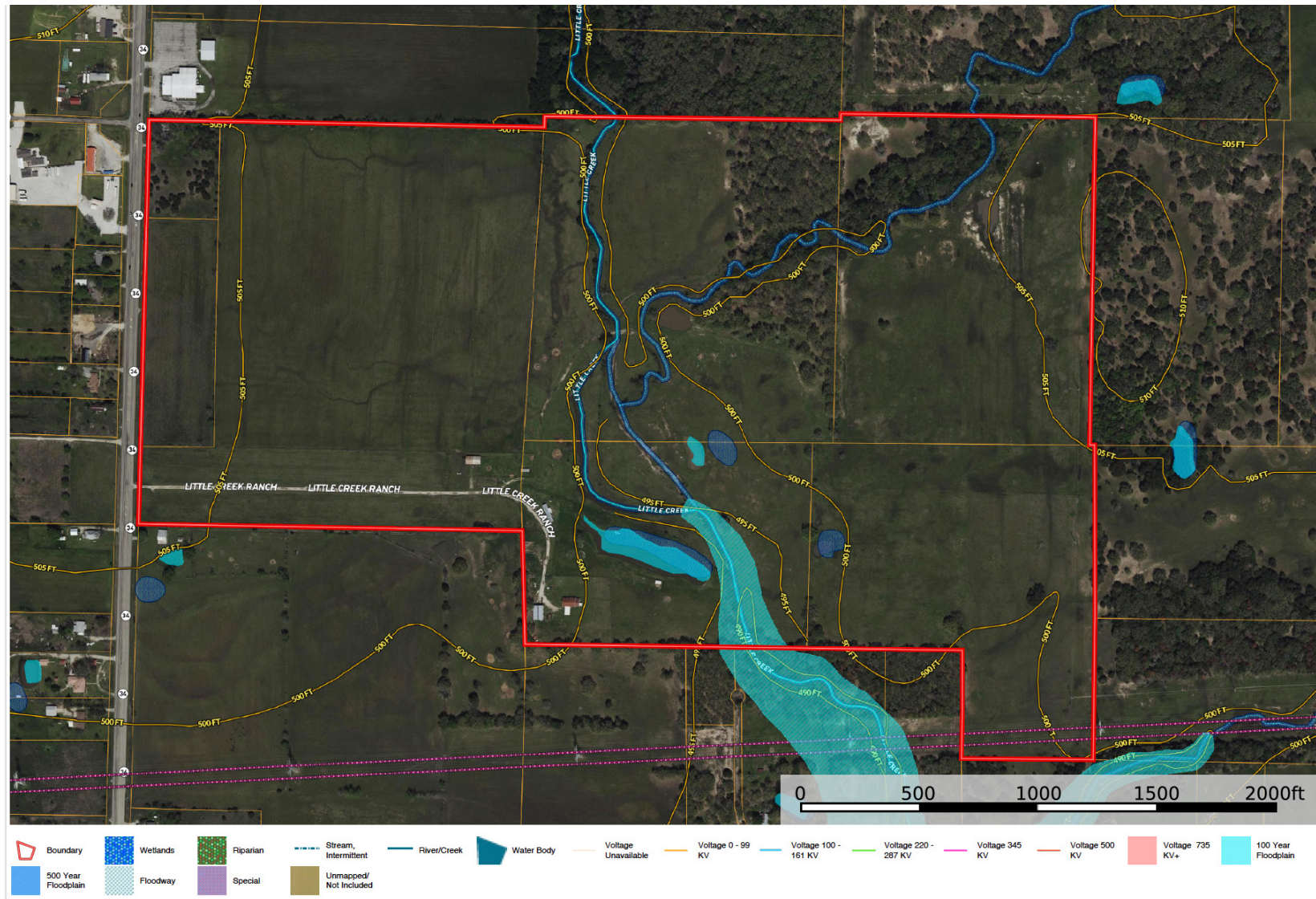
Tax Parcels (Hunt County Appraisal District)

- 219079 – Mobile Home – No Acres
- 26067 – 53.495 Acres
- 26393 – 23.607 Acres (includes residential home and structures)
- 38265 – 39.60 Acres – AG land
- 26394 – 29.60 Acres – AG land (SW tract with minor floodplain)
- 26692 – 33.60 Acres – AG land
- 26092 – 7.00 Acres – AG land
- 26089 – 2.527 Acres – Former homesite (structure demolished), located at Hwy 34 corner

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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:
 - 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.

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.

Keller Williams Real Estate			
Name of Sponsoring Broker (Licensed Individual or Business Entity)	0535327 License No.	klrw552@kw.com Email	972-772-7000 Phone
Russell Ratterree	0688529 License No.	russellR@kw.com Email	214-448-0247 Phone
Name of Designated Broker of Licensed Business Entity, if applicable			
Sherry Price	0056255 License No.	sherryprice@kw.com Email	214-395-9537 Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable			
Wendy Johnson	0621035 License No.	wendy@platlandgroup.com Email	972-757-9383 Phone
Name of Sales Agent/Associate			

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

Platinum Land Group powered by Keller Williams Real Estate

550 Vigor Way, Suite 200 Rockwall, TX 75087

972-757-9383

Wendy Johnson

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES

REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,

EASEMENT AND RIGHT-OF-WAY AGENTS,

AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND

CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF

A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE

RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



TEXAS REAL ESTATE COMMISSION

P.O. BOX 12188

AUSTIN, TEXAS 78711-2188

(512) 936-3000

CN 1-5

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