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Farmers Creek Ranch | Nocona, Texas | \$5,950,000



Executive Summary

Farmers Creek Ranch offers approximately 623± deeded acres in Montague County, Texas, with a six-mile perimeter of the ranch boundary, situated adjacent to Lake Nocona, which is ranked among the top bass fishing lakes in the state. The property is enrolled in the Texas Department of Wildlife Managed Land Deer Program (MLDP) and carries agricultural exemption status, providing a sound foundation for both recreational and operational use.

The ranch is watered by three producing water wells and 15 ponds, with 1.8 miles of Farmers Branch Creek and .30 miles of Dripping Springs Creek traversing the property. Approximately 86 acres of coastal hay production, and six established food plots totaling approximately 63 acres support a well-managed wildlife program. The land is cross-fenced into multiple pastures for rotational grazing. It is supported by a complete set of working cattle pens with a squeeze chute, a 30-ton overhead feed bin, and a 1,000-gallon diesel tank with an electric pump. Deer blinds and feeders are included in the sale.

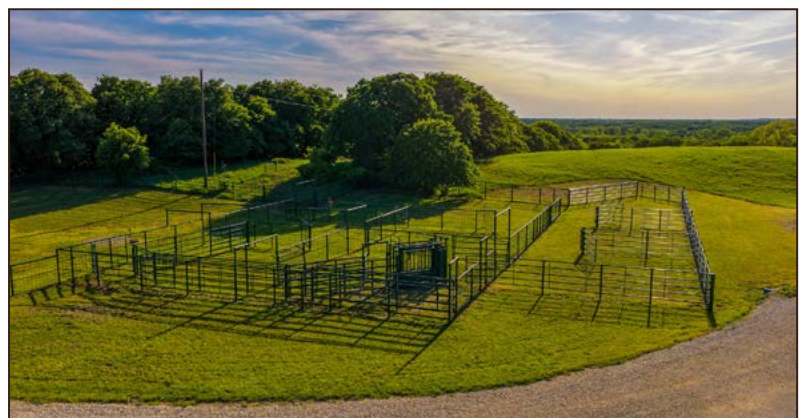
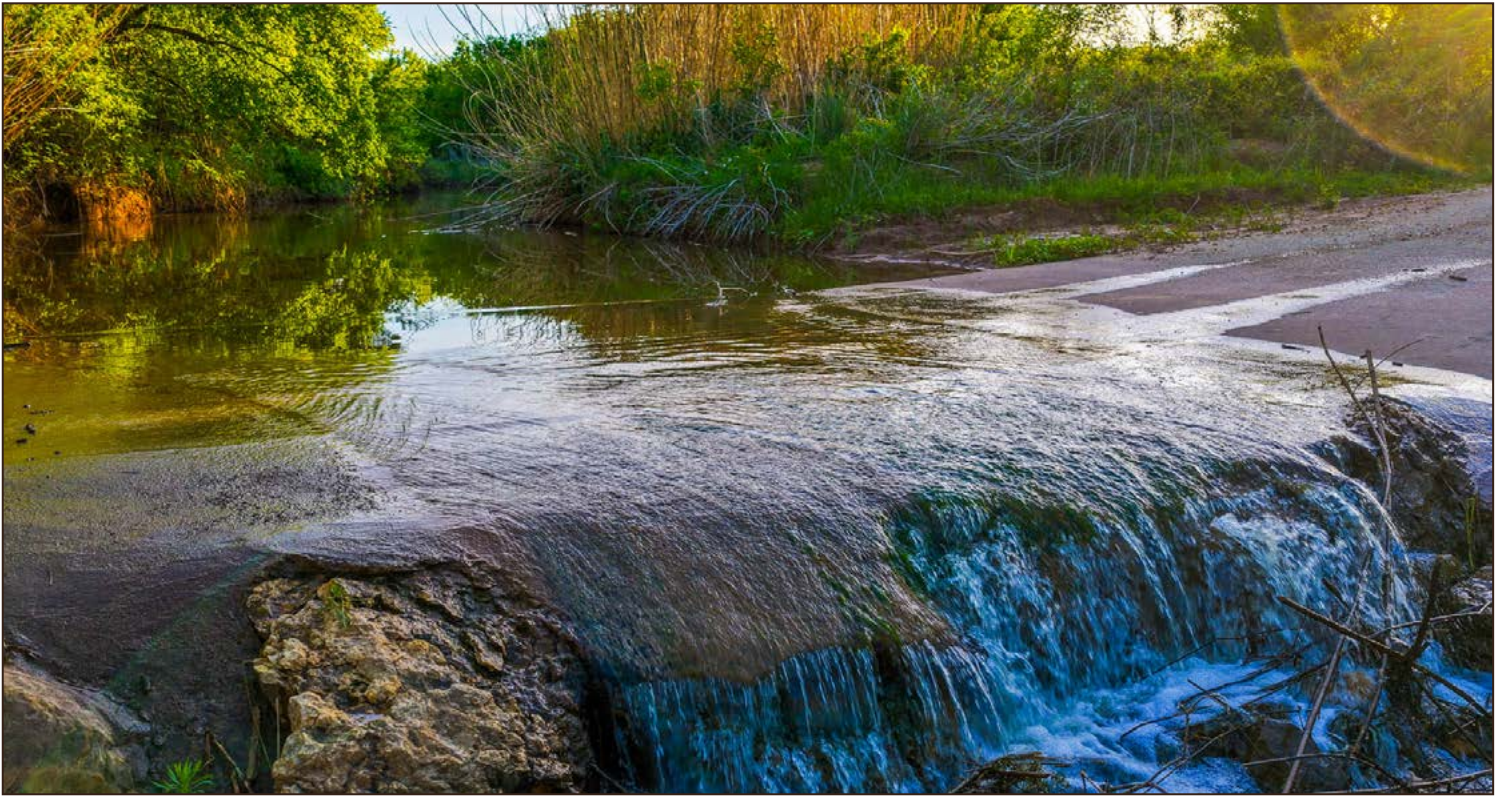
Wildlife is abundant, with whitetail deer, turkey, hogs, dove, and ducks well represented across the property, along with a variety of native predator species. The ranch's adjacency to Lake Nocona and its multiple access points from multiple separate road approaches create compelling opportunities for low-density residential subdivision, recreational development, or continued ranching and hunting operations.



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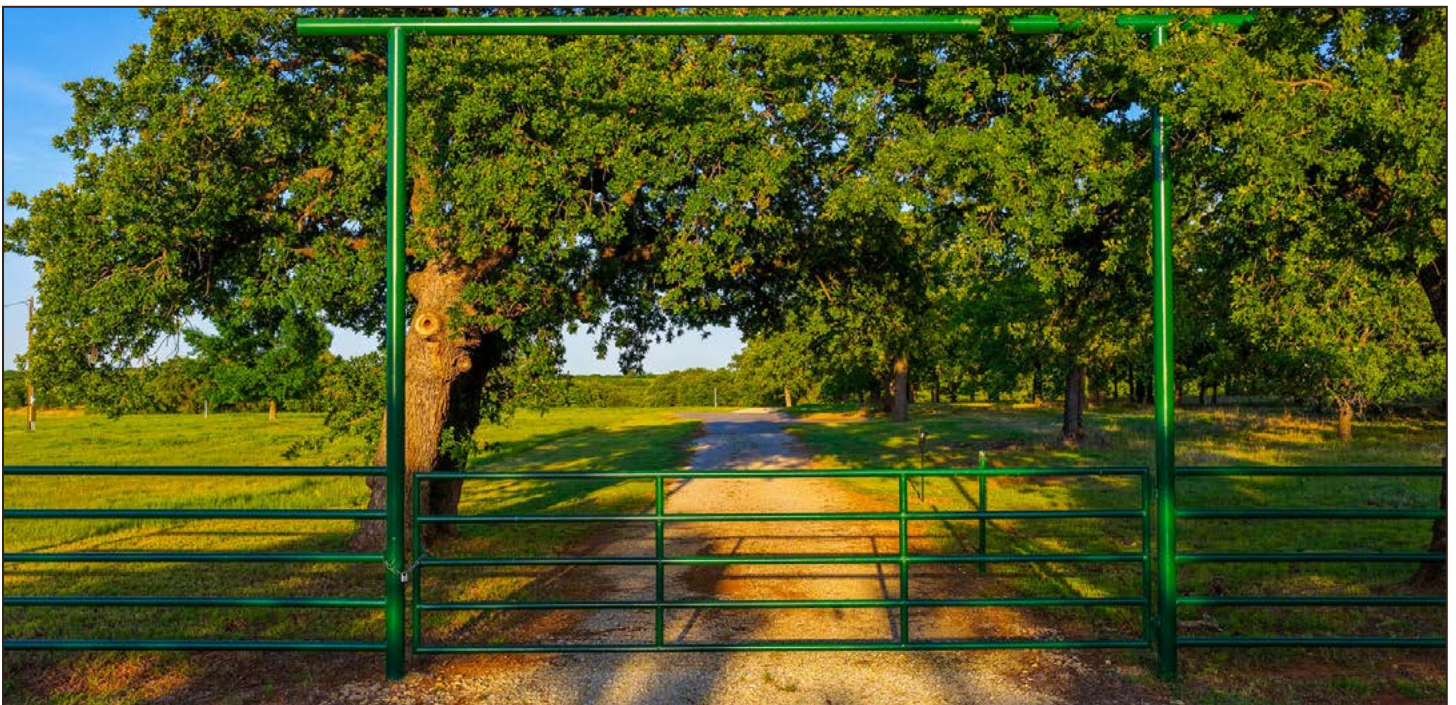
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Just The Facts

- 623± deeded acres
- Six miles of ranch perimeter boundary
- Adjacent to Lake Nocona, a top-rated bass fishing lake
- Enrolled in the Texas Managed Lands Deer Program with an ag exemption
- Three water wells and 15 ponds across the ranch
- 1.8 miles of Farmers Branch Creek and .30 miles of Dripping Springs Creek
- 86± acres of coastal hay production
- Six established food plots totaling approximately 63± acres
- Cross-fenced with cattle pens, a squeeze chute, a feed bin, and a diesel tank
- Strong potential for development or recreation

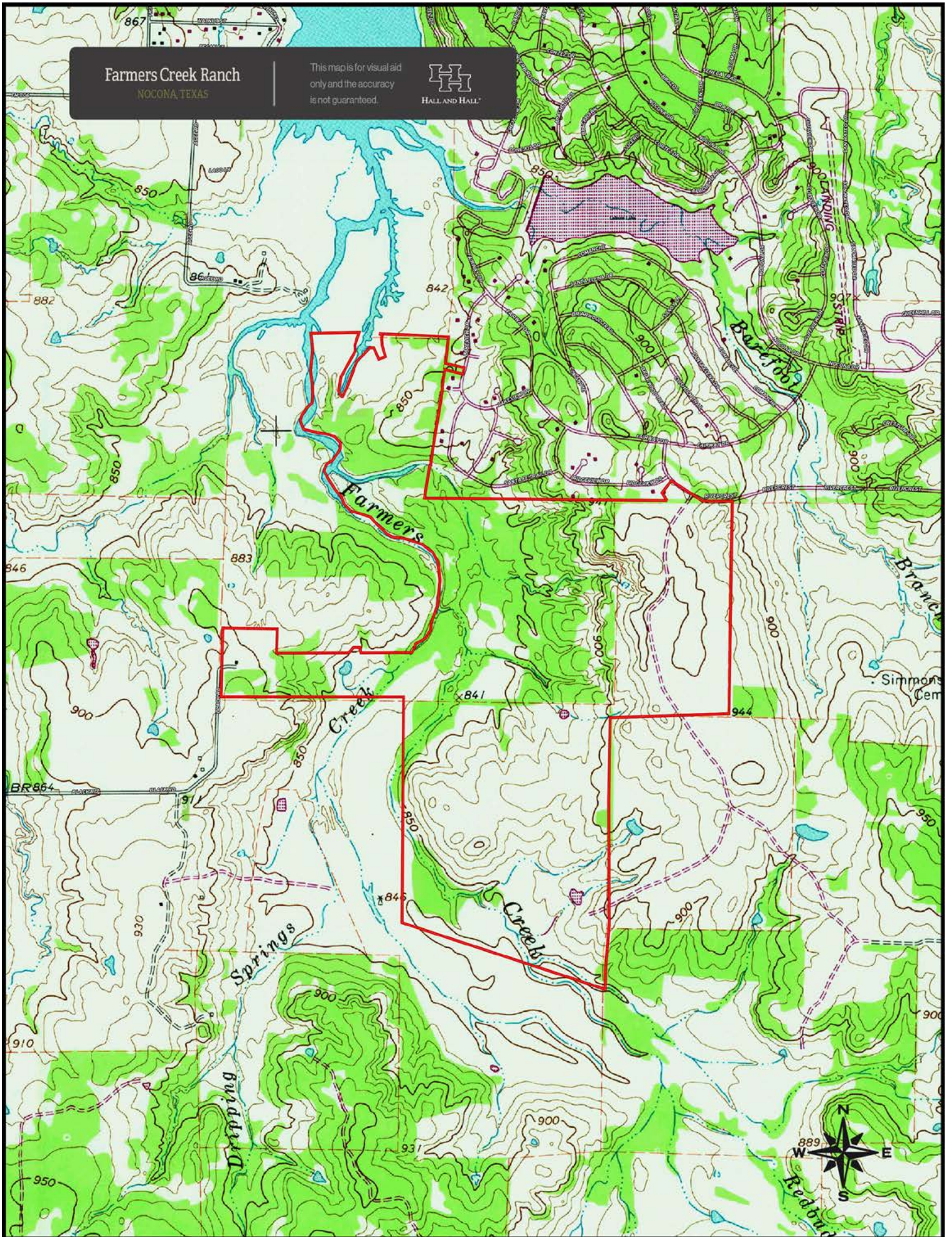


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Farmers Creek Ranch
NOCONA, TEXAS

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