



1560 LACY DR

LIPAN, TX 76462

RANCH & RECREATIONAL PROPERTIES

SOME ARE BUILT TO SELL - THIS ONE WAS BUILT TO KEEP



PROPERTY INFORMATION:

- 10 AG-EXEMPT ACRES
- LOCATED IN BROCK ISD
- 2,908 SF
- 4 BED / 2.5 BATH BARNDOMINIUM
- PRIVATE WATER WELL
- SHOP WITH FULL APARTMENT AS WELL

SALE PRICE: \$1,296,600



JOHN McGUIRE
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PROPERTY INFORMATION

Some homes are built to sell. This one was built to keep.

Welcome to 1560 Lacy Drive in Lipan, Texas, a custom 10-acre ag-exempt property located in highly sought-after Brock ISD.

Thoughtfully designed with quality, comfort, and long-term living in mind, this property offers the kind of space and functionality that is hard to find.

The main home features 2,908 square feet of living space with a layout made for everyday comfort, gathering, and enjoying the quiet of country life. Outside, the property continues to impress with usable acreage, a private water well, and room for livestock, horses, 4H/FFA projects, or simply wide-open Texas living.

One of the standout features is the spacious shop complete with a full apartment, creating incredible flexibility for guests, extended family, a private office, rental potential, or a weekend retreat setup.

With acreage, ag exemption, Brock ISD, a water well, and additional living quarters already in place, this is more than just a beautiful home on land — it is a property built with purpose, designed for real life, and ready to be enjoyed for years to come.

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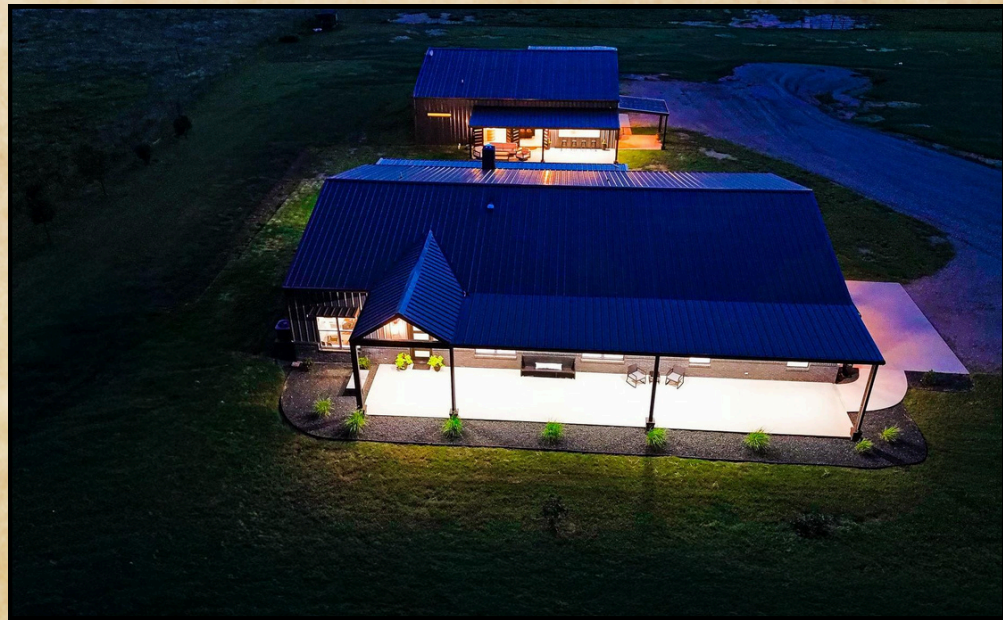


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PROPERTY PHOTOS



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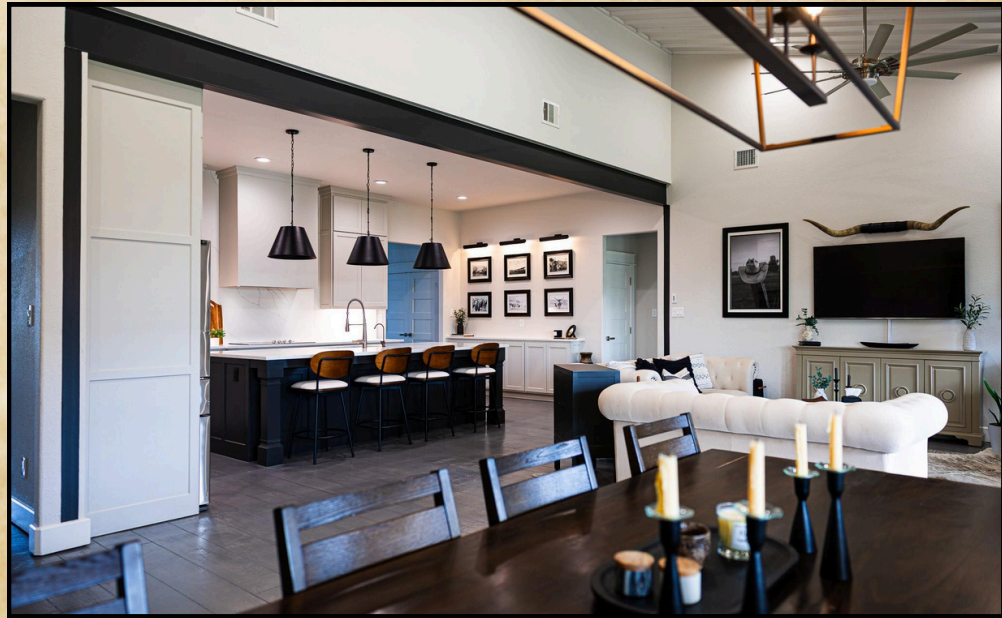


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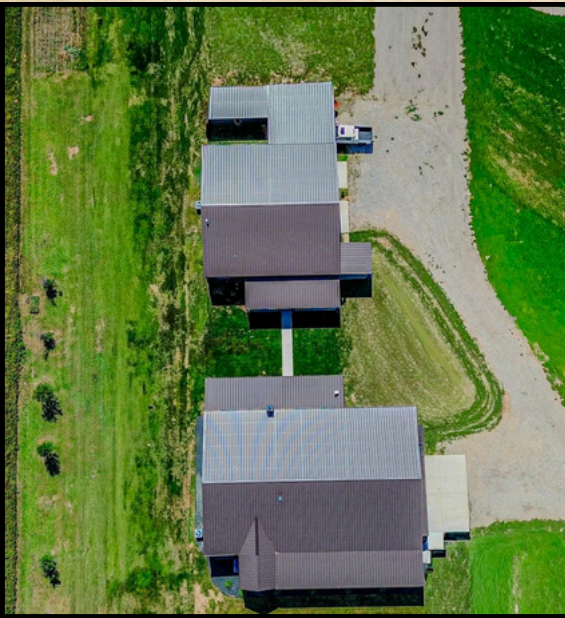


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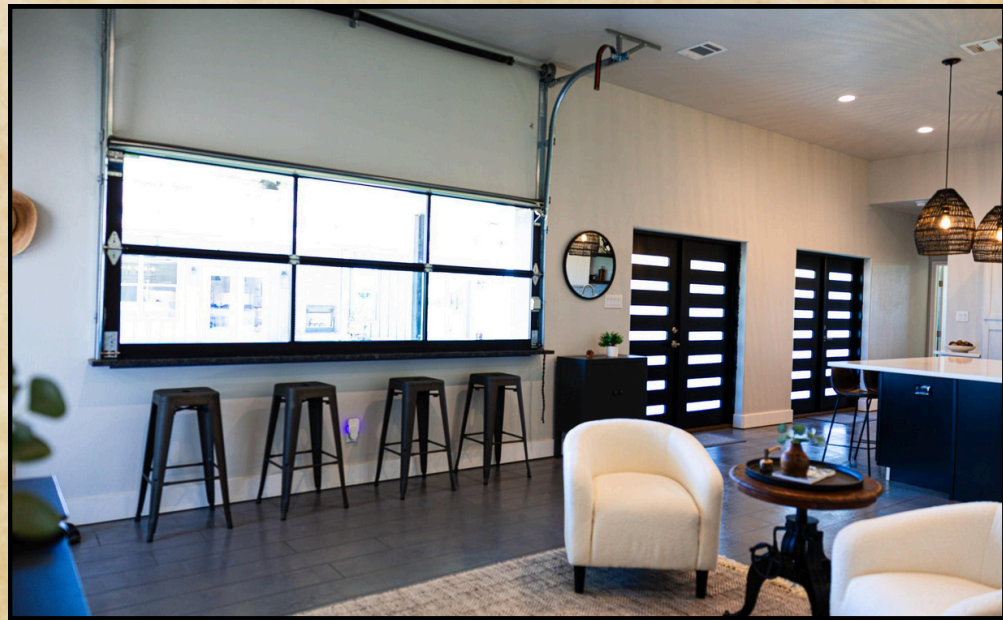
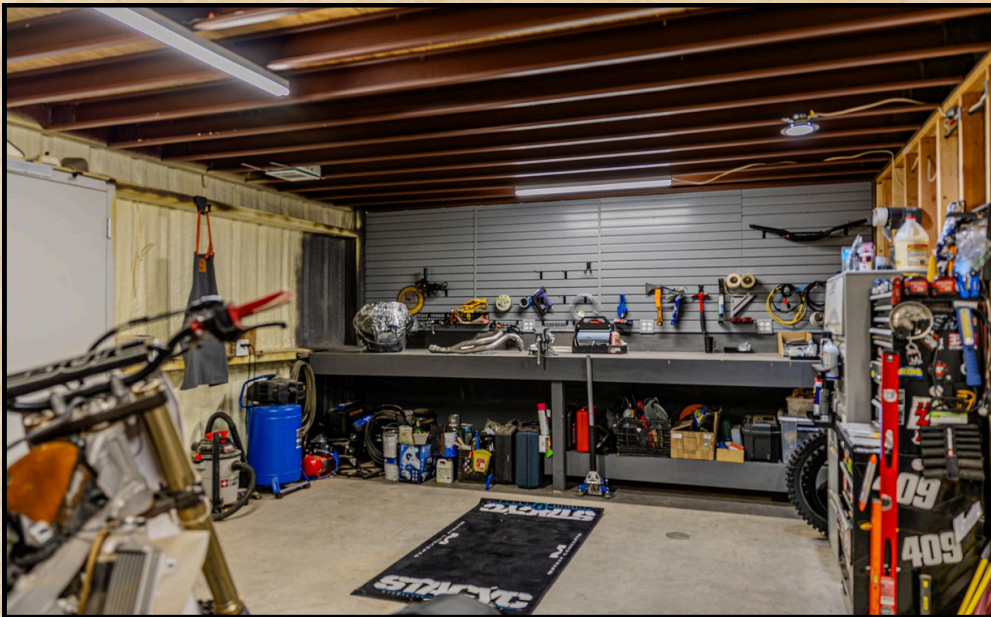


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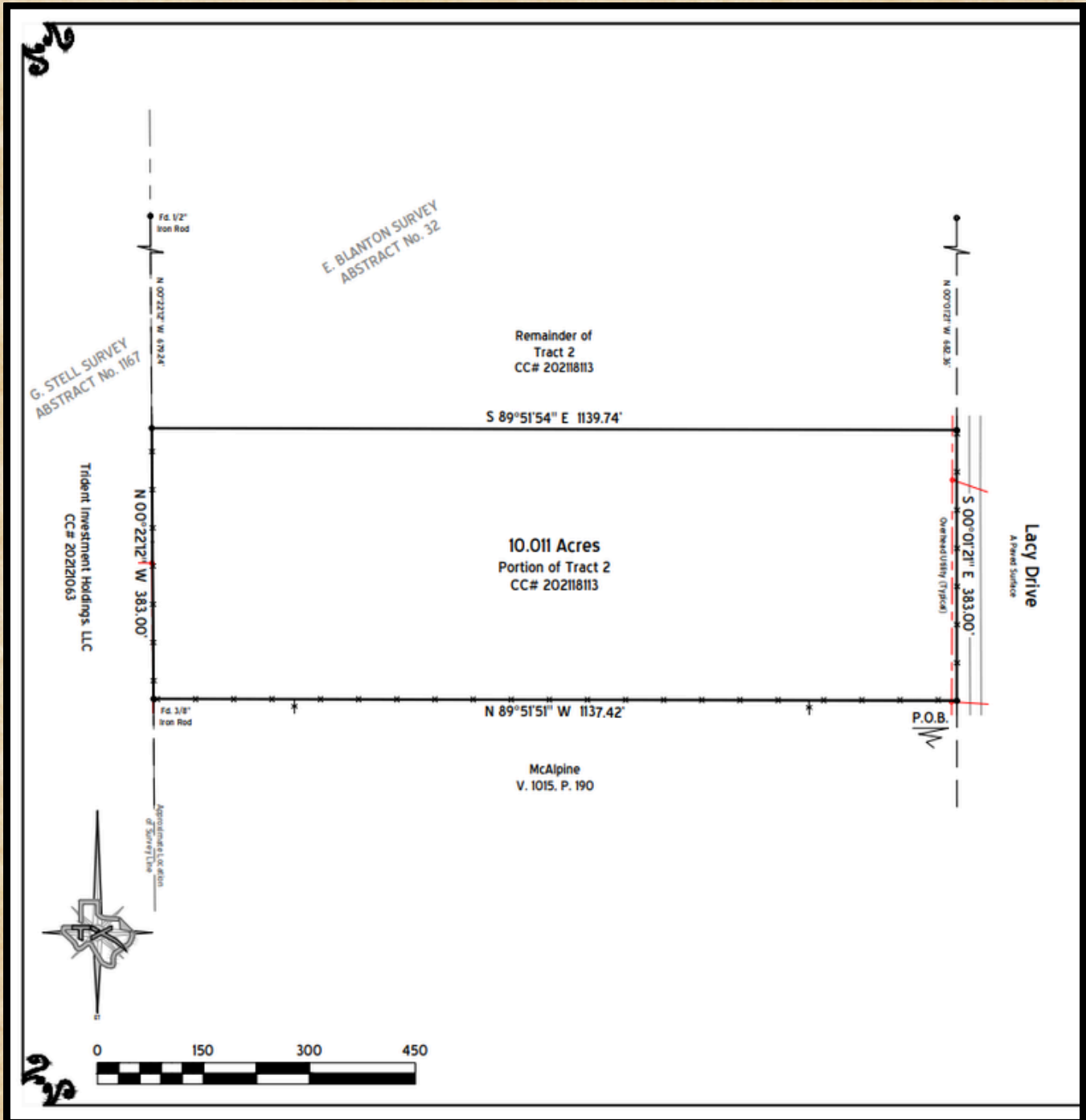


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RANCH & RECREATIONAL PROPERTIES

SURVEY



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RANCH & RECREATIONAL PROPERTIES

FLOOR PLAN

- GENERAL NOTES:**
- IF IN THE CONTRACTOR'S RESPONSIBILITY TO VERIFY, THE EXACT LOCATION OF ALL UTILITY SERVICES AND SERVICE PROVIDERS TO BE INSTALLED.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THESE PLANS TO THE ENGINEER IMMEDIATELY.
 - CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING THE CONSTRUCTION PROCESS TO COMPLY WITH A.C. INTERNATIONAL RESIDENTIAL CODE, LATEST EDITION, OR APPLICABLE CODES AT ALL.
 - CONTRACTOR SHALL VERIFY ALL INTERIOR FINISHES, FLOOR COVERINGS AND TRIM SIZE & CONFIGURATIONS WITH OWNER PRIOR TO CONSTRUCTION.
 - IT IS THE LEGAL RESPONSIBILITY OF THE CONTRACTOR TO VERIFY CLEARANCES OF THE ITEMS INDICATED IN THE DRAWINGS PRIOR TO THE CONSTRUCTION.
 - EXTERIOR WALL AND ROOF FINISHES AS PER CUSTOMER'S CHOICE.
 - REFER TO MECHANICAL SYMBOLS SHEET FOR MECHANICAL SYMBOLS, FOR DOOR AND WINDOW.
 - ALL DIMENSIONS TO BE SHOWN BY THE STRUCTURAL ENGINEER.

DOOR SCHEDULE

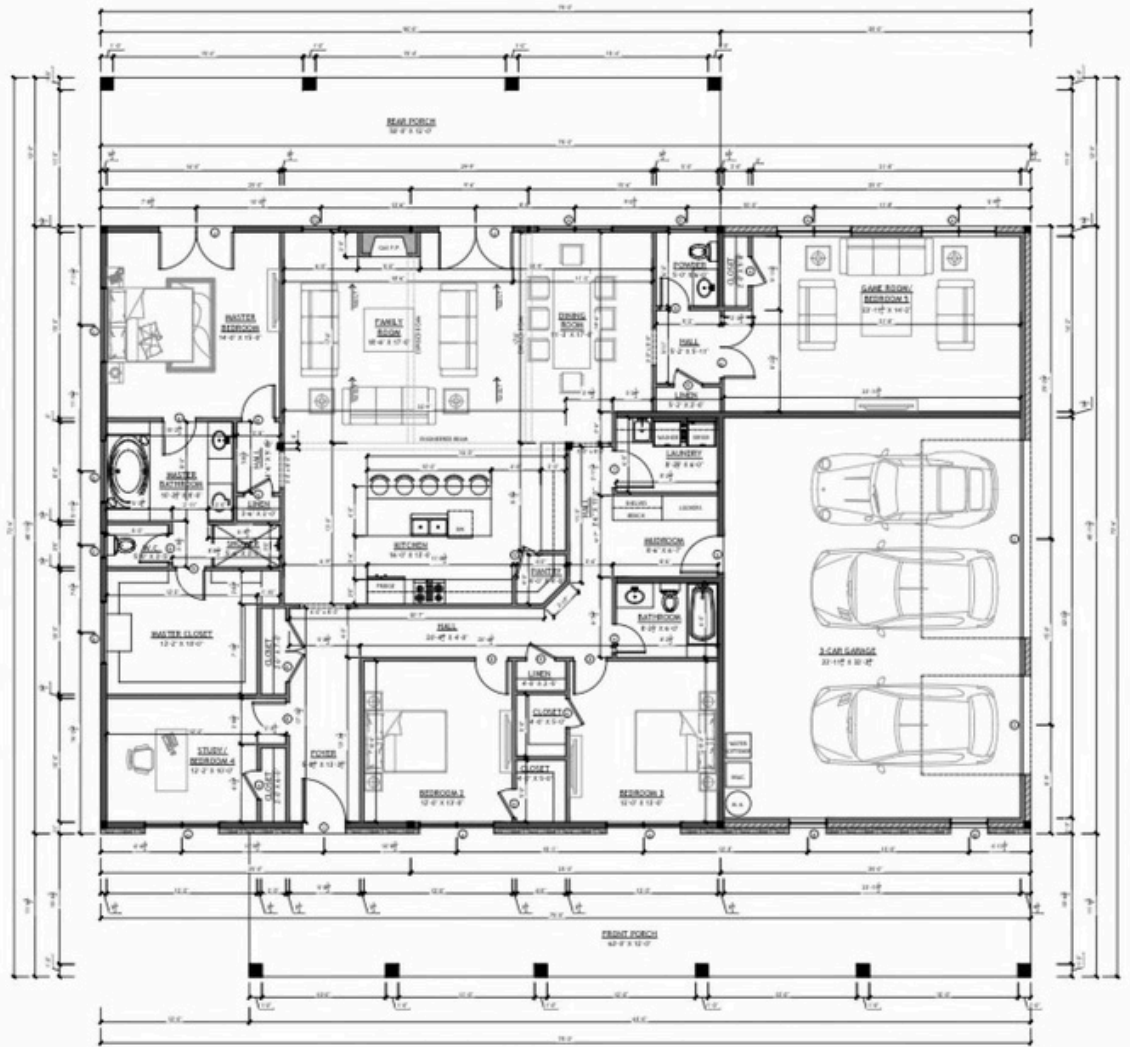
NO.	WIDTH	HEIGHT	QTY.	DESCRIPTION
1	3'-0"	6'-8"	1	FRONT DOOR
2	3'-0"	6'-8"	1	STABLE GARAGE DOOR
3	3'-0"	6'-8"	1	SMALL GARAGE DOOR
4	3'-0"	6'-8"	2	STABLE PRESELECTION
5	3'-0"	6'-8"	1	FRONT KITCHEN DOOR
6	3'-0"	6'-8"	1	STABLE HALLWAY DOOR
7	3'-0"	6'-8"	1	HALLWAY DOOR
8	3'-0"	6'-8"	1	HALLWAY DOOR
9	3'-0"	6'-8"	1	HALLWAY DOOR

WINDOW SCHEDULE

NO.	WIDTH	HEIGHT	QTY.	DESCRIPTION
1	3'-0"	4'-0"	8	SMALL PANED
2	3'-0"	4'-0"	2	FRONT WINDOW
3	3'-0"	4'-0"	1	FRONT WINDOW
4	3'-0"	4'-0"	1	FRONT WINDOW
5	3'-0"	4'-0"	1	FRONT WINDOW
6	3'-0"	4'-0"	1	FRONT WINDOW
7	3'-0"	4'-0"	1	FRONT WINDOW
8	3'-0"	4'-0"	1	FRONT WINDOW

AREA CALCULATION

LIVING AREA:	2827 SF
3-CAR GARAGE:	832 SF
FRONT PORCH:	750 SF
REAR PORCH:	600 SF
TOTAL FLOOR AREA:	4992 SF



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Information About Brokerage Services

11-2-2015

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.

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.

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.

<u>Clark Real Estate Group</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0590750</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 458-0402</u> Phone
<u>Tim Clark</u> Designated Broker of Firm	<u>0516005</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 578-0609</u> Phone
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<u>John McGuire</u> Sales Agent/Associate's Name	<u>0668028</u> License No.	<u>john@clarkreg.com</u> Email	<u>(817) 597-8776</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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