

REPUBLIC RANCHES_{LLC}

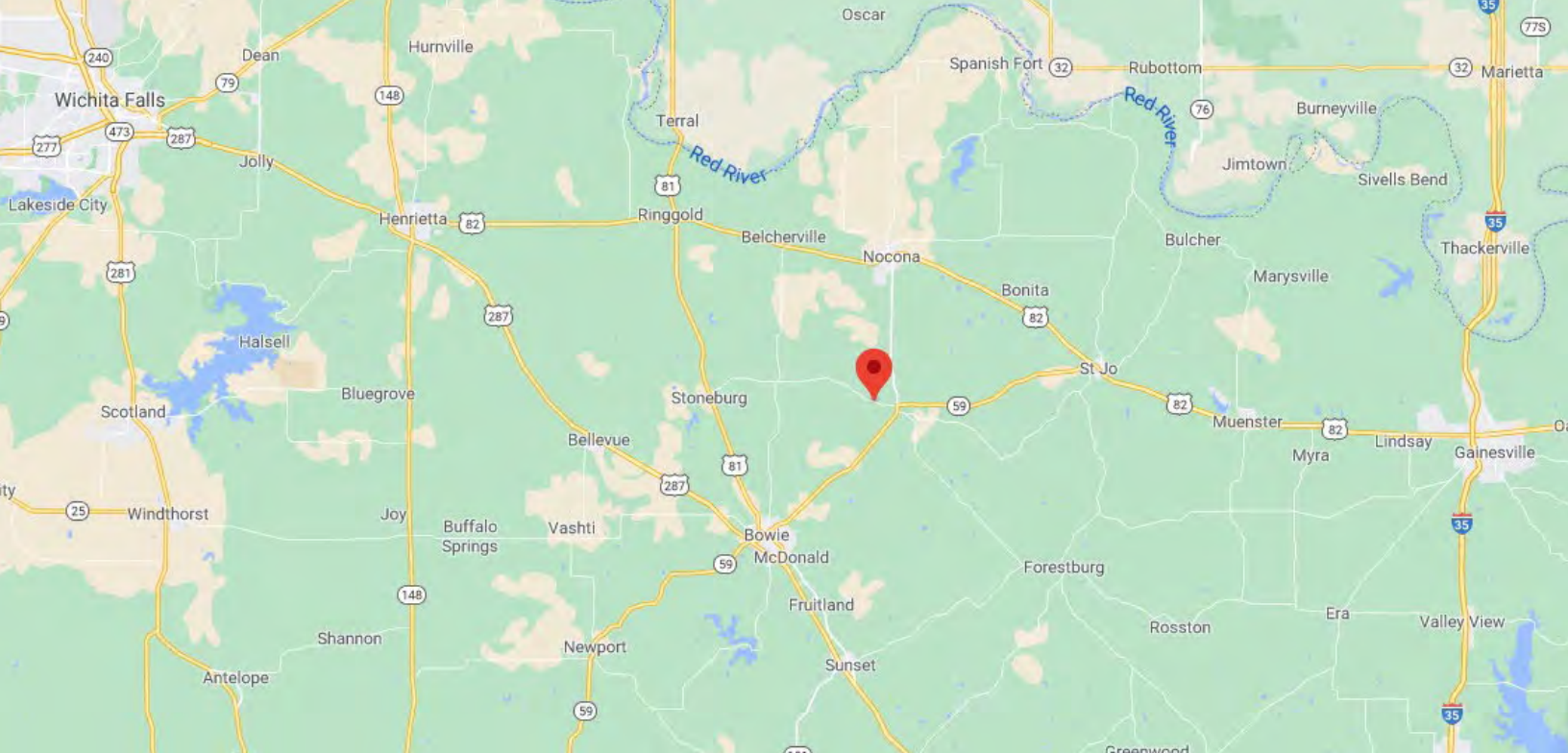
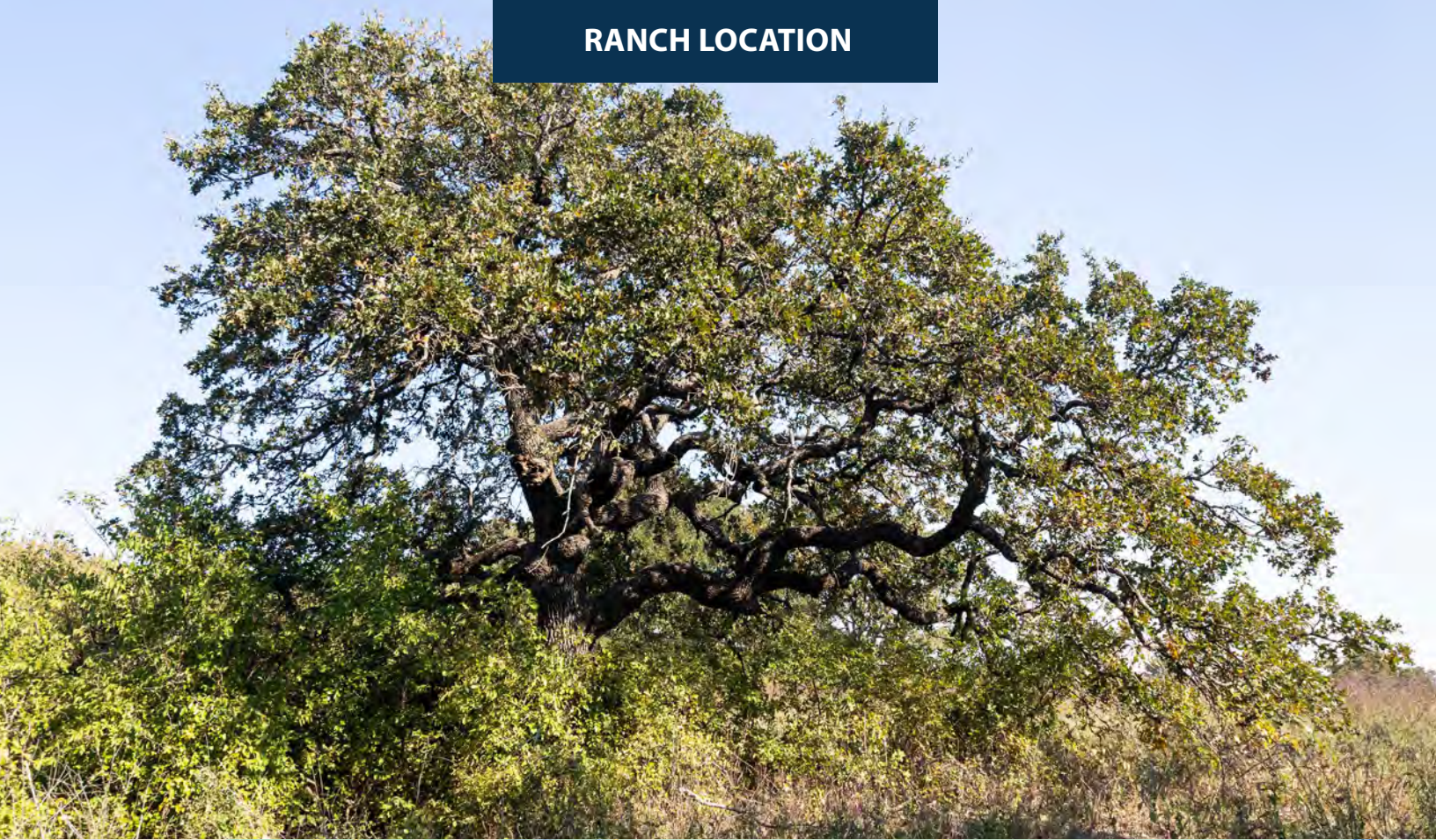
Our Legacy is in the Land

JAMESON RANCH

Montague County, Montague, TX

160 ± Acres | \$840,000 | Shown by Appointment Only

RANCH LOCATION



The Jameson Ranch is an excellent multi-use property located just west of Montague Texas. This property is in close proximity to town yet still private. Approximately 60% is cultivated with good topography and road frontage on FM 1806.

The ranch is located 1 mile west of Montague Texas in central Montague County. The property can be accessed off of FM 1806 at 2 entry points. Only 1.5 hrs from Dallas and 30 minutes west of I-35.



Approximately 60% of the ranch is cultivated with the remainder scattered woods and some mature Oak trees. In recent years the property was planted in wheat for cool season grazing. The remainder of the acreage is a mix of native grasses with a few stretches of Bermuda. The topography is gently rolling and drains to the east with some extended views of the area. Electricity is available on road frontage.



WATER & WILDLIFE

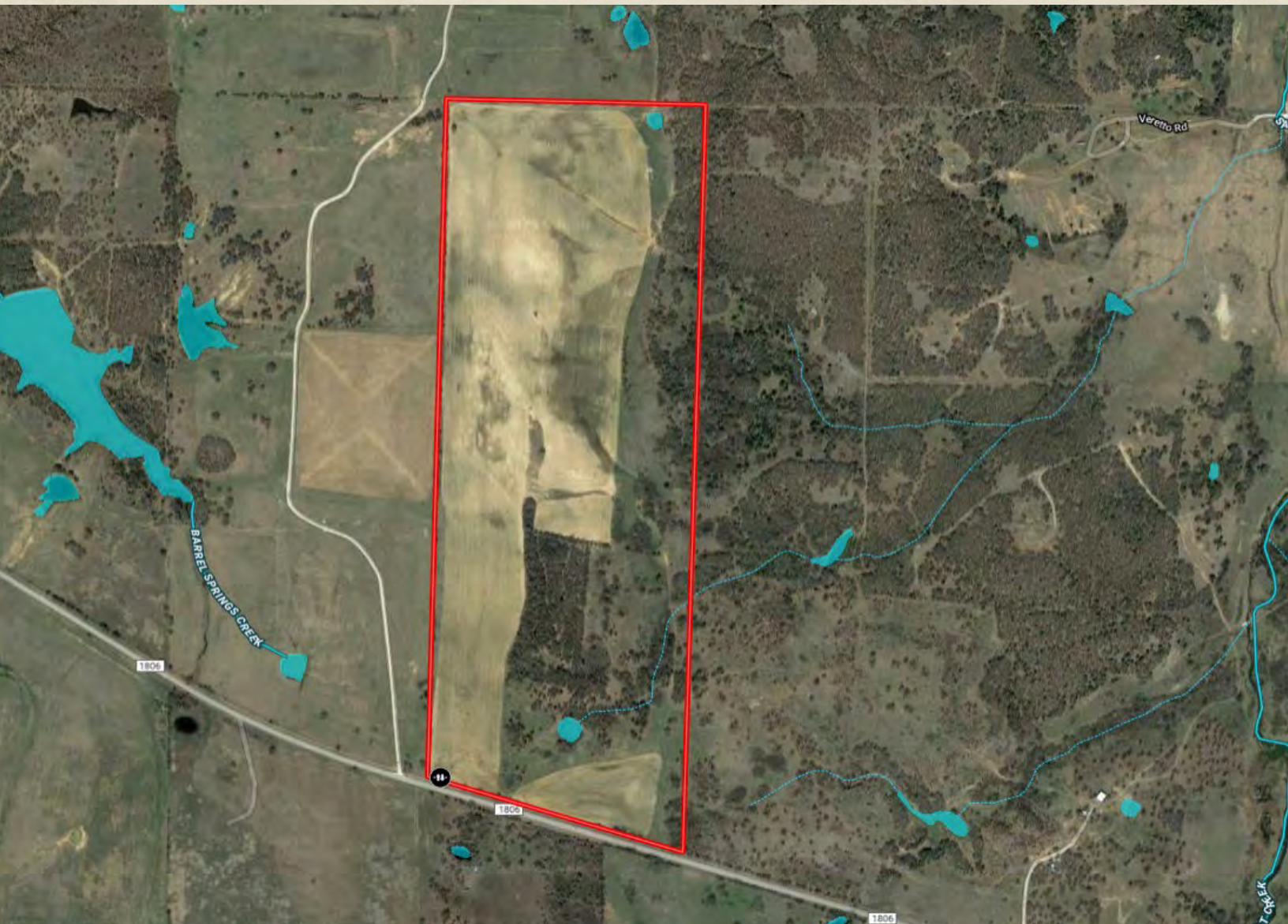
There are 2 decent tanks with the possibility of to expand one and add another. There are no water lines along the road frontage. A water well could be drilled and range from 200-500 feet depending on water quality

The ranch has produced some good dove and deer hunting in the past with a few large neighbors. Turkeys, hogs, and other wildlife are known to this area.



Minerals: Surface only sale.

Taxes: The approximate property taxes for 2020 are \$326.



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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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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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Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
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N/A	N/A	N/A	N/A
Agent’s Supervisor’s Name	License No.	Email	Phone
Spencer Reed	643344	reed@republicranches.com	(918) 607 – 9859
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

