

REPUBLIC RANCHES LLC

Our Legacy is in the Land

Martin's Mill Oasis

Van Zandt County, Martins Mill, TX

110 ± Acres | \$975,000 | Shown by Appointment Only

RANCH LOCATION

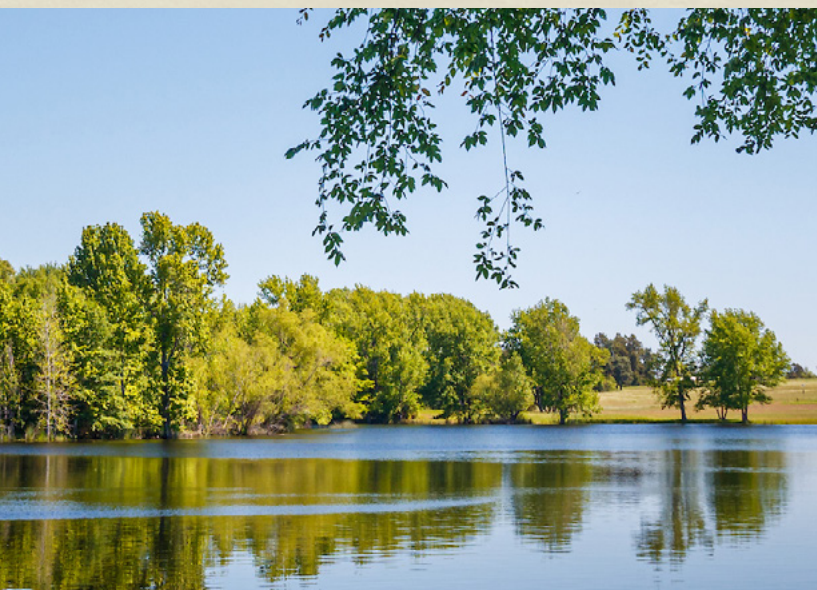


Martin's Mill Oasis is a beautifully maintained East Texas getaway. This property boasts a private 10-acre lake, exceptionally clean home, top notch hay fields, and just enough timber to get lost in. The pride of ownership is evident as soon as you enter the gate as everything is extremely well cared for. The pond has been properly stocked with bass, the house is turnkey, and both are ready for your visit.

The ranch is located just outside the small town of Martin's Mill approximately 14 miles south of Canton, TX off of paved CR 4210 and is in the Martin's Mill ISD.



The private 10-acre lake is without question a highlight feature of the property. It has been well stocked with bass and baitfish. Just above the lake is a small brood pond. There is one outstanding water well on the property that produces 100 gpm and is run off a 5 hp pump. The owner of the ranch also has permitted water rights to irrigate 14 acres on the property, which can prove to be a precious resource during the summer months.





The vast majority of Martin's Mill Oasis consists of well maintained coastal fields that give the property a very crisp, clean appearance. A private 10-acre lake sits just behind the main home, creating both an ideal backdrop and a constant source of entertainment. Numerous large trees surround the banks of the lake along with other hardwood areas along the back fence. There is a little bit of everything within these 110 acres.

The majority of the ranch is composed of coastal fields which could serve nicely for a small cattle operation or a handful of longhorns to color up the pasture. Fishing for bass behind the house in the 10-acre lake is something all Martin's Mill Oasis visitors should take part in on a regular basis. While out there, keep an eye out for deer and hogs that might be cruising through the timber on the backside of the ranch.

IMPROVEMENTS

The main home is a custom 3 bedroom, 3.5 bath that was built in 2000. It is approximately 2650 sq. ft. with around 1000' of additional covered patio space. The house is exceptionally well maintained and shows beautifully. The exterior of the home is austin stone with a metal roof. Large windows offer tremendous views out towards the lake. The home is on co-op water and the power next to the house has been buried. The furniture is negotiable and could go with the home pending an acceptable offer.



MAP

Minerals: A nominal portion of the mineral estate would convey with an acceptable offer.



BRYAN PICKENS

Partner/ Broker Associate
Republic Ranches, LLC - Broker
(214)552-4417
bryan@republicranches.com

JORDAN SMREKAR

Agent
Republic Ranches, LLC - Broker
(214) 417-6217
jordan@republicranches.com

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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.

Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
Designated Broker's Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Jordan Smrekar	581921	jordan@republicranches.com	(214) 417-6217
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

