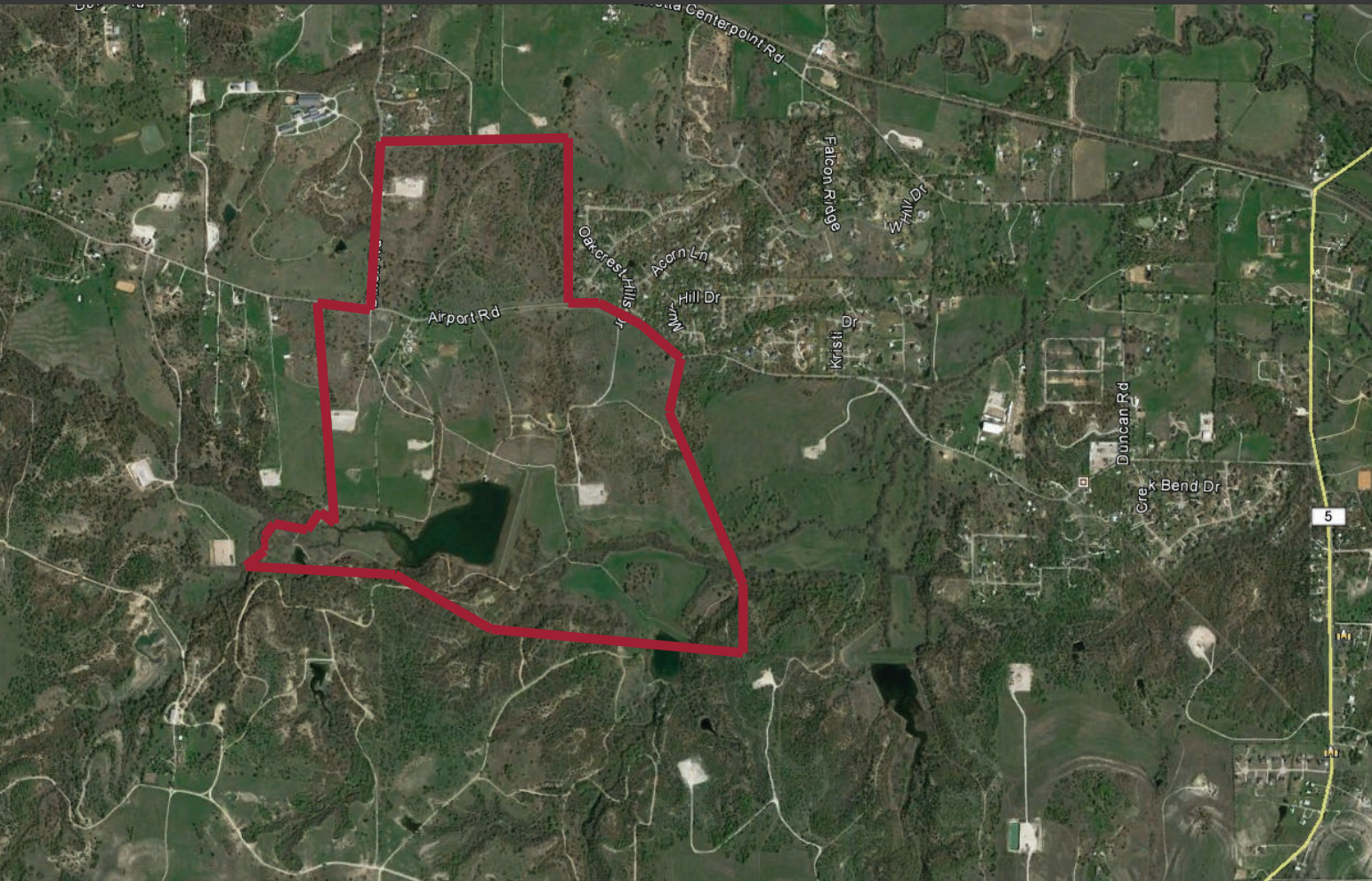


MISTLETOE RANCH



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±679 ACRES • FOR SALE

Northeast Corner of Dixon Road & Airport Road • Parker County, Texas
Agricultural, recreational or ranch land site approximately 2 miles south of Hwy 20
22 miles west of Downtown Fort Worth

DRIVING DIRECTIONS

3M Mistletoe Ranch is located in eastern Parker County in the highly desirable Aledo-Annetta area. Just minutes from Fort Worth, the property sits on both the north and south sides of peaceful, winding Airport Road.

From Fort Worth, travel west on Interstate 30/20 to F.M. 5, Annetta Road (Mikus exit) and go south (left). Follow Annetta Road (FM 5) for approximately 2.5 miles to Airport Road. Turn right (west) onto Airport Road and drive approximately 2.7 miles of scenic, winding country roads to Mistletoe Ranch. An approximately 143 acres of high ground (North Pasture) will be through the gate on your right and approximately 536 acres of slowly sloping lake terrain will be through the electric gate on your left. Showings are by appointment only.



±679 ACRES • PARKER COUNTY



The information contained herein was obtained by sources believed reliable. However, Giordano, Wegman, Walsh and Associates, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The information representing this property is subject to errors, omissions and change of price or conditions prior to sale or lease without notice. No guarantee is given or implied as to the accuracy of this listing data.

DESCRIPTION

These ±679 acres offer a classic, Texas blend of traditional ranching and recreational uses. The robust combination of native and improved pasture grasses easily support livestock and hay grasses while attracting and holding wildlife such as white-tailed deer, turkey, ducks, occasional feral hogs and untold varieties of migratory and resident songbirds.

At the heart of the ranch lies an impressive ±40 acre lake designed and built by USACE in the 1950's (Texas Reservoir 31). The lake has been expertly managed since its construction and is home to numerous species of freshwater sport fish. You'll never be disappointed by the quantity or the size of fish you catch from trophy-class black bass, blue gill sunfish, warmouth sunfish, catfish and a full complement of sustainable baitfish and grass-carp to support the dietary needs of the fish and overall health of the lake.

Two smaller ponds dot the southern end of the property, offering outstanding duck hunting and a water source for livestock and game. At Mistletoe it's easy to hunt the morning and still make that early meeting at the office.

IMPROVEMENTS

Several smaller sheds and workshops are conveniently located near the gate on Airport Road. Power is provided by TXU and water from a deep (Trinity Aquifer) private well is available to each building. Two additional wells exist on the property and could be used to support livestock. The property also has two houses; one is a smaller, framed farmhouse which is vacant and used for storage, and the other is a modern concrete slab home where the ranch foreman and his family reside. This is a 4 bedroom, 2.5 bathroom home with great porches for visiting with friends and family. Perimeter fencing, made up of both 5 strand barbed-wire and mesh with barbed-wire is in excellent condition and should turn stock for years to come.

AG POTENTIAL

Multiple pastures planted with improved grasses blanket the ranch providing income potential from quality cut hay or grazing. In moderate-to-good years the property has been capable of supporting an operation of up to 100 mother cows in rotation.

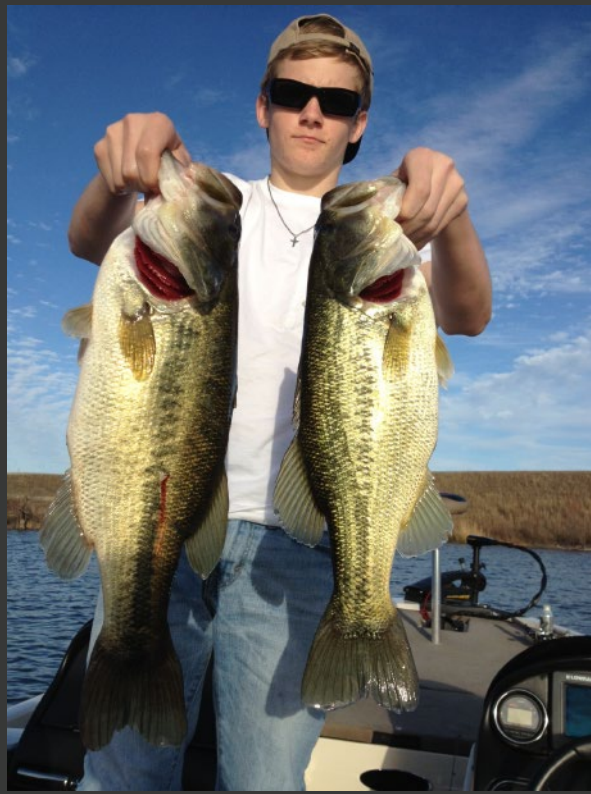














Information About Brokerage Services

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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date