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Bobwhite Draw | Aspermont, Texas | \$548,625



Executive Summary

The property is located in big ranch country on paved Highway 83, approximately eight minutes north of Aspermont, Texas, and about an hour north of Abilene. Guthrie, Texas, and the 6666 Ranch are north of Bobwhite Draw, approximately twenty miles, with a multitude of large acreage ranches in an area primarily focused on ranching and wildlife. The property is a great, smaller acreage tract with a large draw that starts on the west end of the property and becomes more pronounced as it approaches the highway at the east end. The property has varied terrain, but all the land drains toward this primary valley, running the length of the property. In general, the land is surprisingly useable with some brush management and reclamation, the grazing and hunting could be drastically improved. The elevation changes created by the main draw running through the property provide broad views over rougher terrain on the neighboring properties. This natural draw could be a phenomenal site for a large pond or lake. There are currently no residential improvements or barns. Multiple water wells on neighboring properties indicate that drilling a water well should be possible. The property has no known oil and gas leases and is free of major junk piles, trash, or oil and gas debris. A simple raw land tract with a variety of West Texas character, good road frontage, views, and access to utilities ready to take any buyer's desired direction.



Just The Facts

- 243+ Deeded Acres
- Ideal elevation for a potential large pond or lake site
- Electricity available on-site
- No building restrictions
- Paved road access on Highway 83 and county road frontage along the southern boundary
- Seller has no knowledge as to ownership of mineral rights relating to this property
- The seller intends to make no reservations to wind or minerals relating to the property
- The tree cover is primarily Mesquite, shin oak, a variety of scrub oak, some cedar, sumac, and Bois D'Arc
- No known pipelines or easements crossing the property



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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.

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ASPERMONT, TEXAS

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