OLD WASHINGTON RANCHETTE

8144 FM 1370 | WASHINGTON, TX

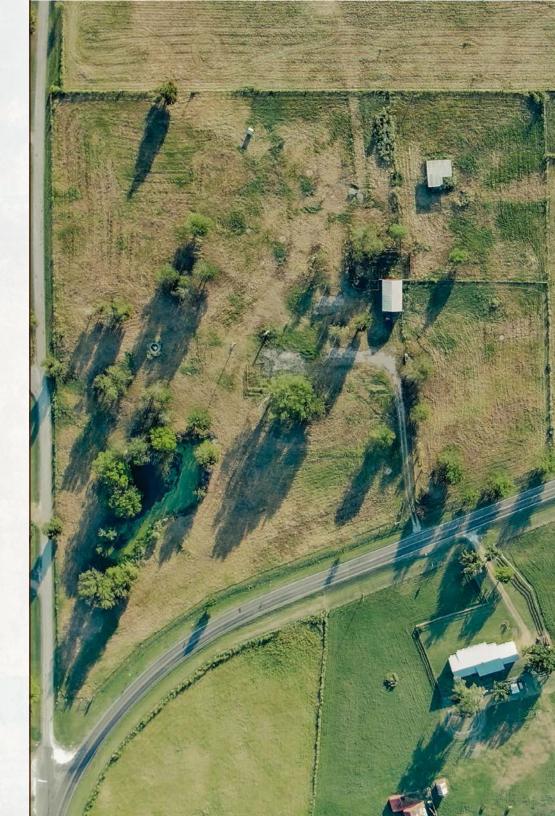


OLD WASHINGTON RANCHETTE

8144 FM 1370 Washington, TX, 77880 | Washington County



Highly improved ranchette in much desired Washington County. It is the perfect addition to a working ranch or future home site. The property is perimeter-fenced and cross-fenced. Improvements include a 40' X 25' Barn built in 2014 and a 20' X 30' roofed hay barn. A picturesque corner location set among large working ranches. Flat well, well-maintained pastures with mature shade trees. No deed restrictions and outfitted with working pens, cross fencing, steel feed trough, barn, and two (2) plumbed concrete water drinkers all perfectly suited for livestock.



Stock tank

HolleLane

Steel feed trough

5310

製いる

Plumbed livestock water trough

Barn

Working pens

Plumbed livestock water trough

Hay shed

















Boundary 9.56 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
72	Wilson clay loam, 1 to 3 percent slopes	7.54	78.87	0	38	3e
25	Crockett fine sandy loam, 1 to 5 percent slopes	2.02	21.13	0	36	4e
TOTALS		9.56(*)	100%	-	37.58	3.21

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

Land, Capability									
	1	2	3	4	5	6	7	8	
'Wild Life'	٠	٠	٠	٠	٠	٠	٠	٠	
Forestry	٠	٠	•	•	•		•		
Limited	٠	٠	٠	٠	٠	٠	٠		
Moderate	٠	٠	٠	٠	٠	٠			
Intense	٠	٠	•	•	•				
Limited	٠	٠	•	•					
Moderate	٠	٠	٠						
Intense	•	•							
Very Intense	٠								

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water



FLOOD MAP





OLD WASHINGTON RANCHETTE

For more information about this property or Oldham Goodwin's Land Services, please contact



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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:

TAR 2501

- 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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