

TOP FUN RANCH FOR SALE
PRIME DEVELOPMENT OR INVESTMENT OPPORTUNITY
11200 SAM RAYBURN HIGHWAY - ANNA, TEXAS 75409

CAREY COX
A REAL ESTATE COMPANY



LAND FOR SALE - COLLIN COUNTY, TX

FOR SALE: 89.65-ACRE RECREATIONAL RANCH WITH ENDLESS ADVENTURE
ZONING: ANNA ETJ & CITY, AGRICULTURAL, C-1
PRICE: CALL FOR PRICING
UTILITIES: WATER & ELECTRICITY CURRENTLY SERVE THE PROPERTY
TOPOGRAPHY: GENTLE SLOPE
FLOOD PLAIN: 38.45 AC IN FLOOD PLAIN
51.20 AC OUT OF FLOOD PLAIN

Experience the ultimate playground on this exceptional 89.65-acre recreational ranch, featuring multiple serene lakes and a wealth of outdoor activities. This is the perfect haven for adventure enthusiasts and those seeking a luxurious escape.

careycoxcompany.com / 972.562.8003
321 N. Central Expressway, Suite 370 McKinney, TX 75070

David Cox / 972.333.3900
dcox@careycoxcompany.com

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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PROPERTY HIGHLIGHTS

WAKEBOARD CABLE PARK

DIVE INTO FUN AT OUR PREMIER WAKEBOARD CABLE PARK, EQUIPPED WITH 2 JUMP RAMPS & A RAIL FUN BOX FOR THRILLING TRICKS.

WATER SPORTS GALORE

EXPLORE THE LAKES WITH A VARIETY OF WATERCRAFT, INCLUDING JET SKIS, KAYAKS, 12-PERSON INFLATABLE RIVER RAFTS, PADDLE BOATS, PADDLE BOARDS, CANOES, & 2-MAN BASS FISHING BOATS WITH TROLLING MOTORS.

FISHING HAVEN

ENJOY TROPHY BASS FISHING, ALONG WITH ABUNDANT CRAPPIE & TILAPIA, RIGHT FROM YOUR OWN PROPERTY.

CULINARY FACILITIES

TWO PROFESSIONAL SMOKERS ARE READY FOR YOUR CULINARY ADVENTURES, PERFECT FOR HOSTING GATHERINGS AND BARBECUES.

RECREATION OPTIONS

STAY ACTIVE WITH A VOLLEYBALL COURT, SHUFFLEBOARD COURTS, HORSESHOE PITS, TETHERBALL COURTS, AND A BASKETBALL COURT, ENSURING FUN FOR EVERYONE.

LUXURY ACCOMMODATIONS

TWO MULTIMILLION-DOLLAR HOMES ARE AVAILABLE FOR PURCHASE, OFFERING LAVISH LIVING SPACES AND THE POTENTIAL FOR RENTAL INCOME.



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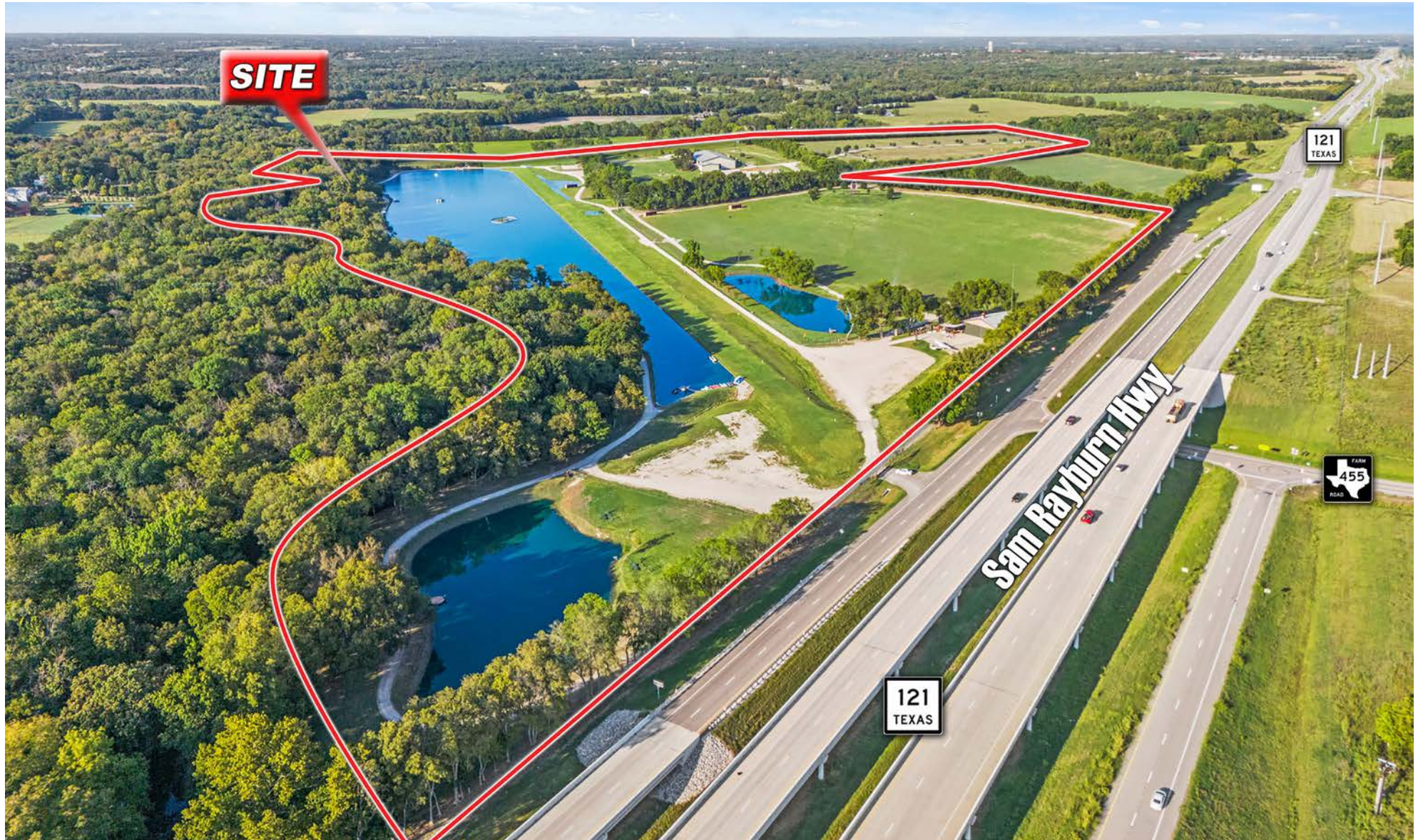
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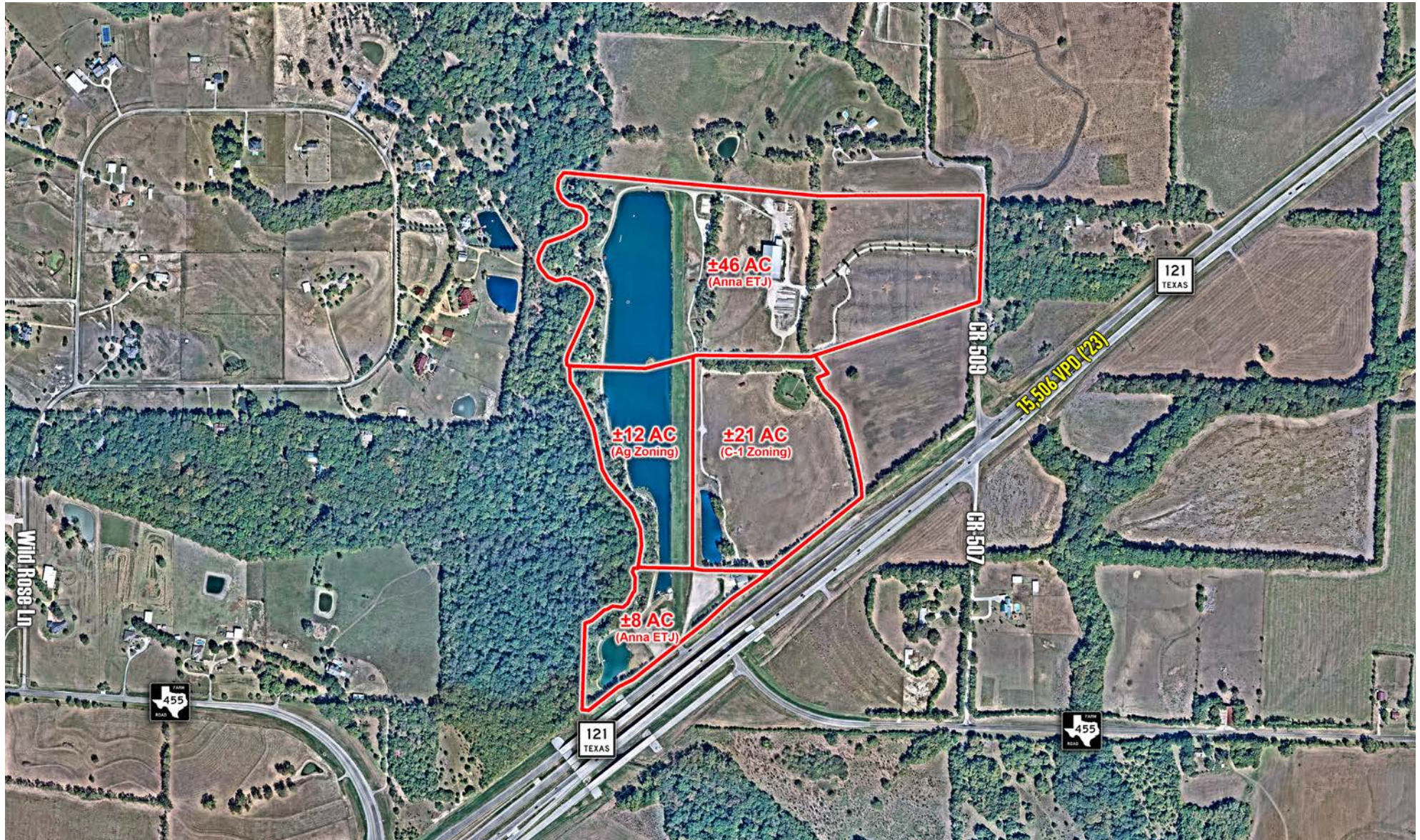
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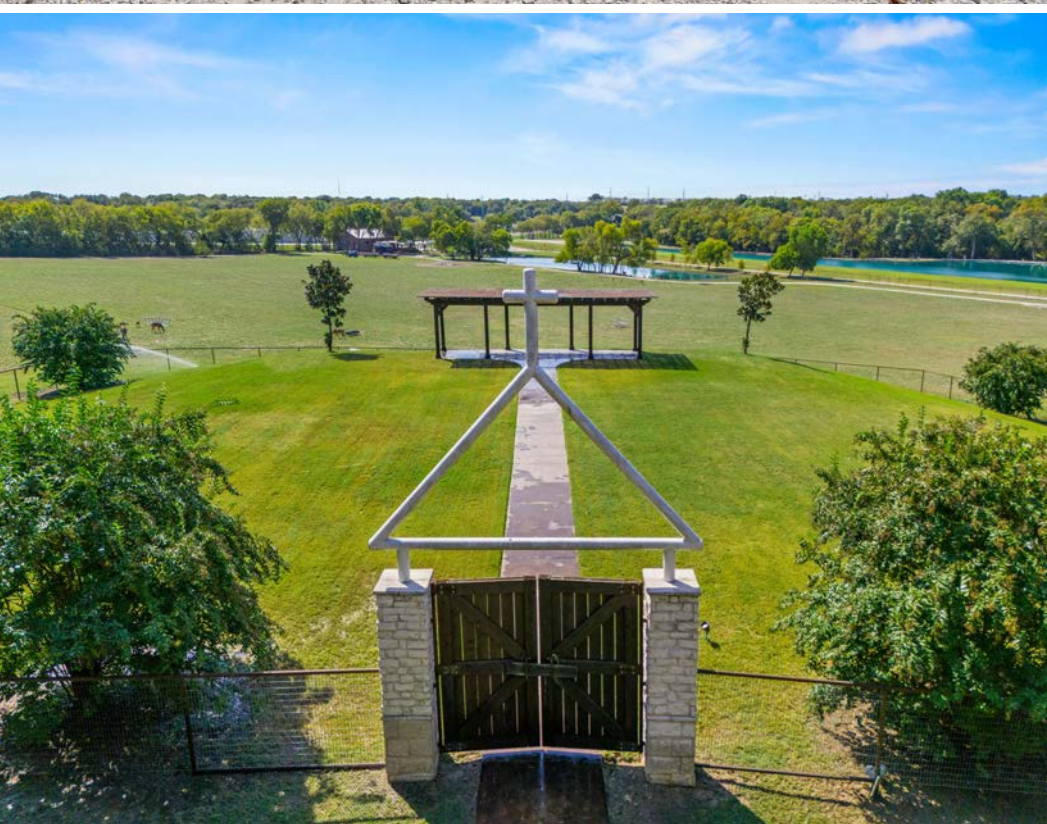


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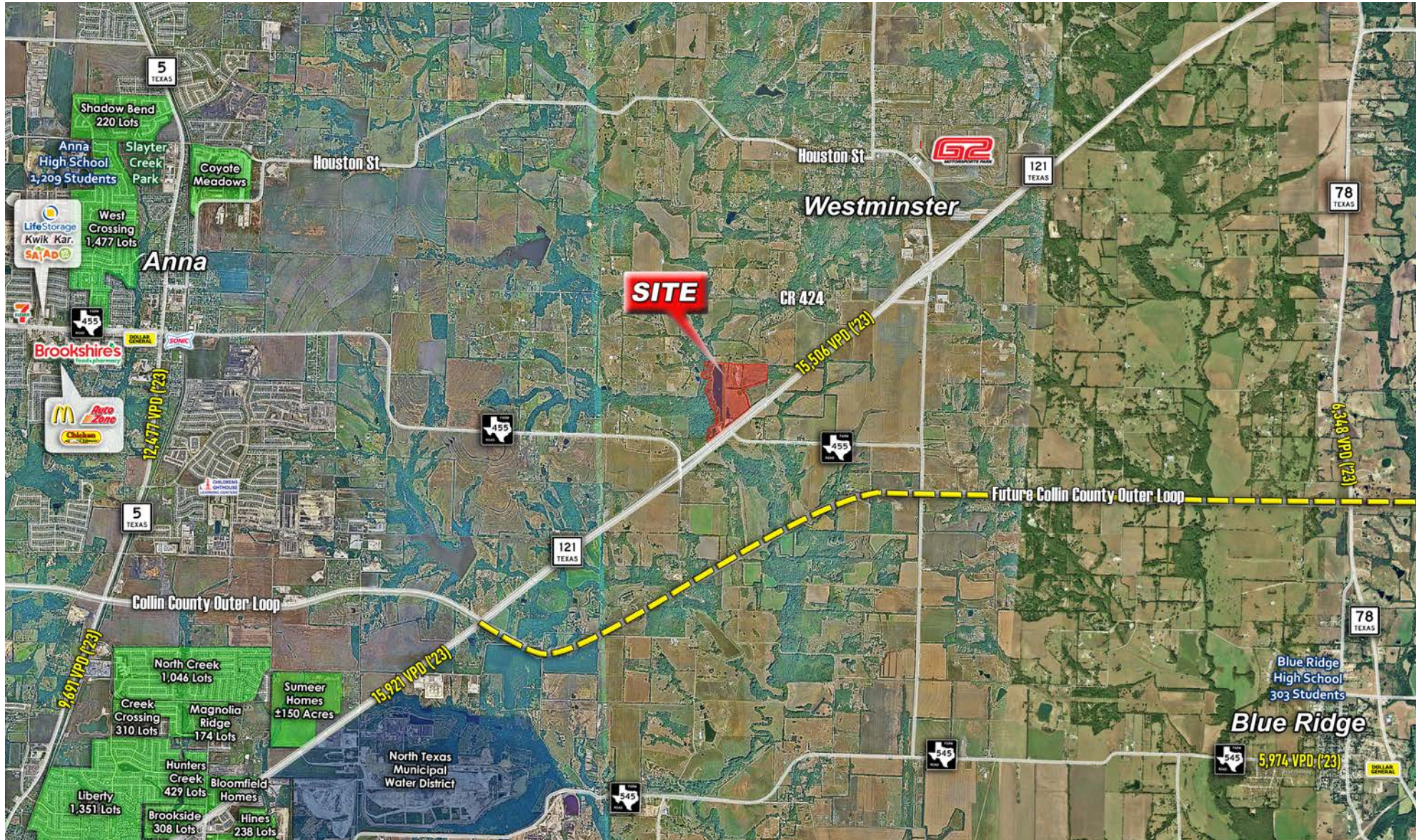






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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Carey Cox Company</u>	<u>385233</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William "Bill" Cox</u>	<u>341788</u>	<u>bcox@careycoxcompany.com</u>	<u>(972)562-8003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1