

### Property Summary

Lot Size: 31.50 Acres  
Price: \$1,200,000

### Property Overview

Approximately 31.50 acres of land beside Love's Travel Stop in Leary, TX.

Prime land for hotels, RV parks, or any kind of use.

The land touches I-30, FM 2253, and Hwy 82.

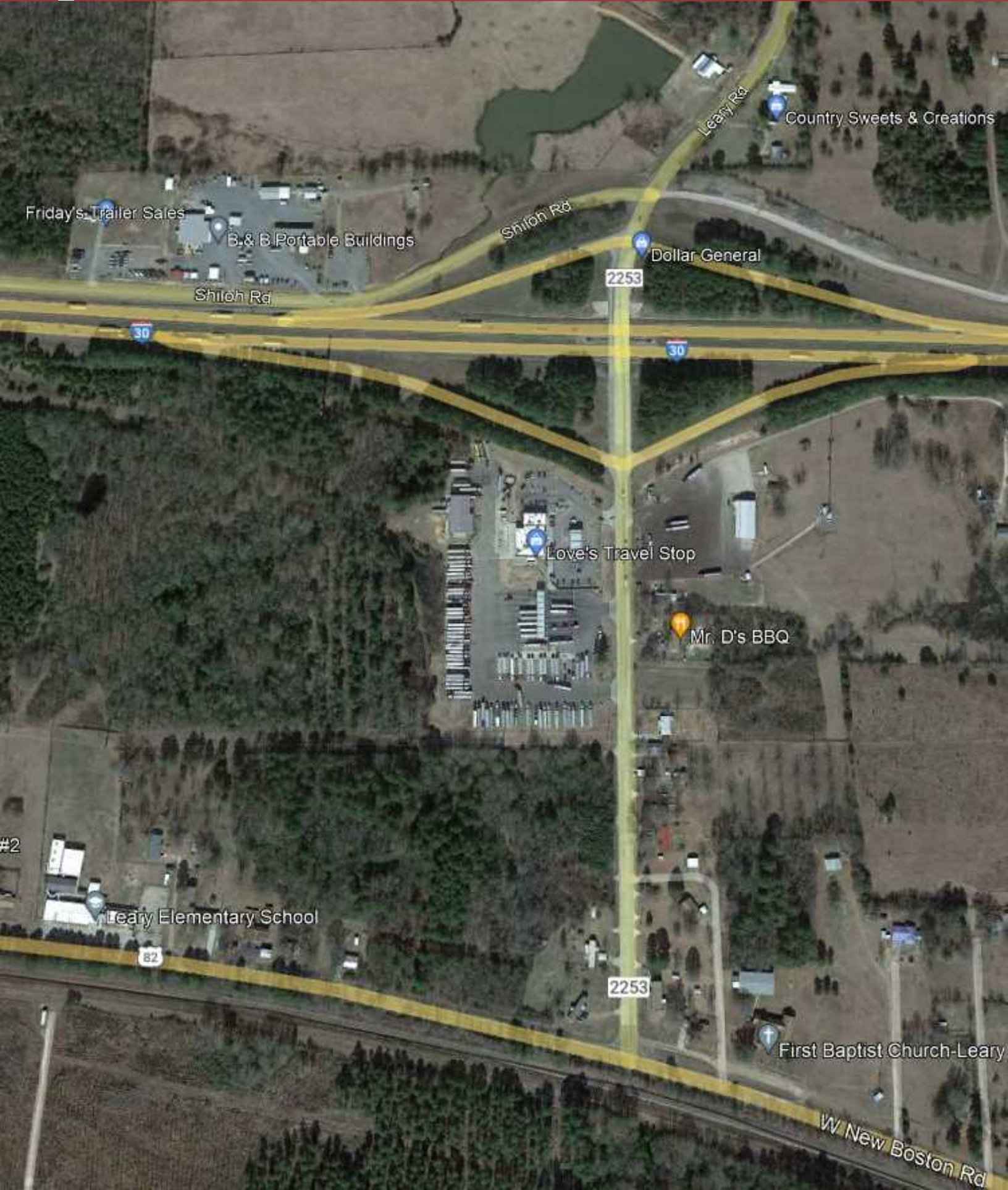
### Location Overview

Located next to Love's Travel Stop in Leary, TX.











Found monument (size and type as noted)

Set 1/2" iron rod with a plastic cap stamped MTX Surveying

Point For Corner

Fire Hydrant

Telephone Junc. Box

PK Nail Set w/Metal Washer Stamped MTX Surveying

Power Pole

PC - Plastic Cap

IPC - Point For Corner

IRF - Iron Rod Found

IRPC - Iron Pipe w/Stamped Top Found

IRF - Iron Rod Found

IRS - Set 1/2" Iron Rod w/PC Stamped "MTX Surveying"

B.C.O.P.R. - Bowie County Official Public Records

B.C.O.R. - Bowie County Deed Records

B.C.C.F. - Bowie County Clerk's File

B.C.P.R. - Bowie County Plat Records

OE - Fence

Overhead Electric Lines

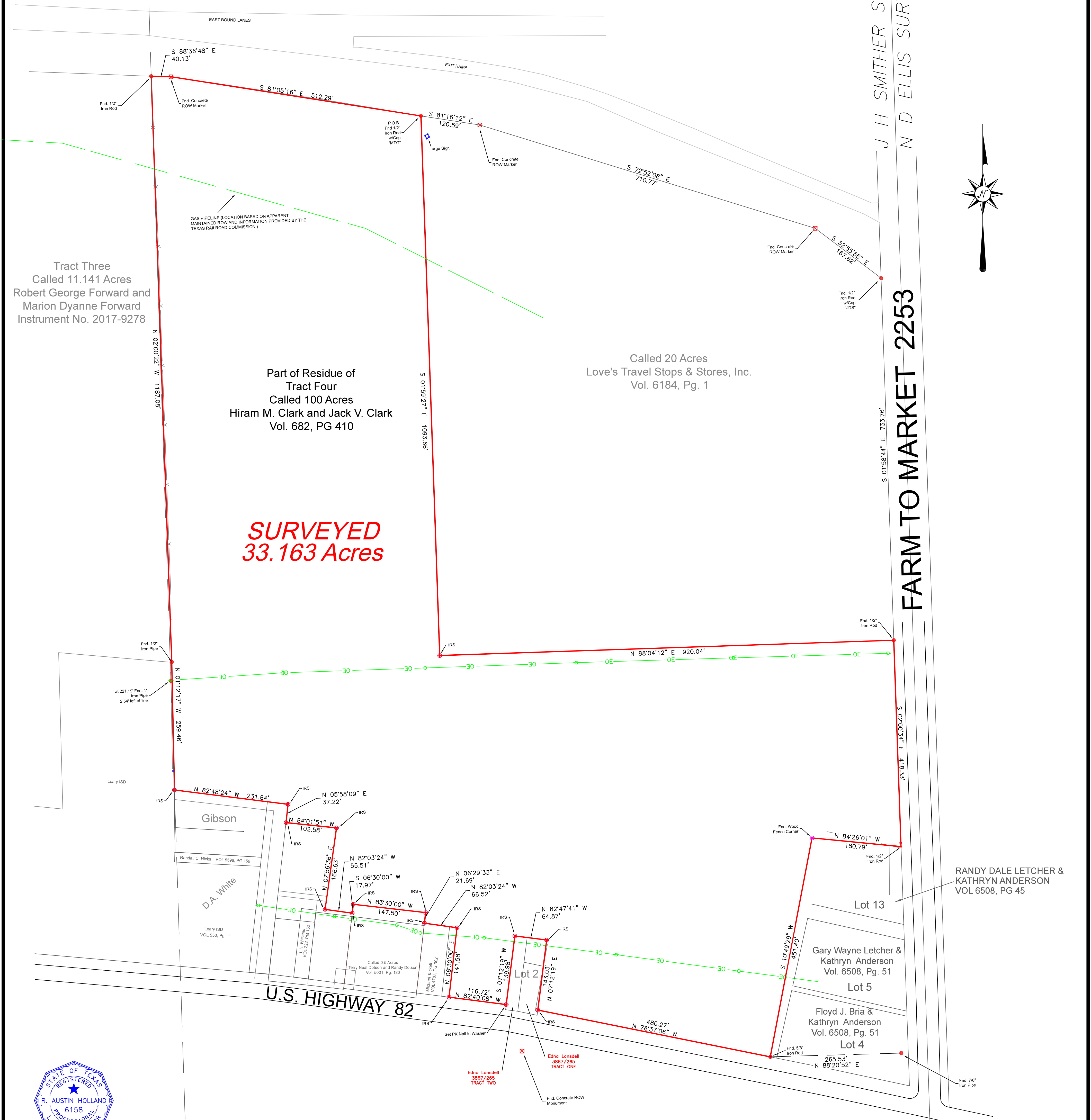
W M MITCHELL SURVEY A-703

J H SMITHER SURVEY A-533

BOWIE COUNTY, TEXAS

J PAXTON SURVEY A-472

INTERSTATE HIGHWAY 30



STATE OF TEXAS

REGISTERED

R. AUSTIN HOLLAND

6158

PROFESSIONAL

LAND SURVEYOR

This plat is the result of a survey made on the ground under the supervision of my office in January - April, 2021, and it correctly represents the facts found at the time of the survey. There are no visible encroachments or encroachments other than those shown. This plat is only original and valid if signed in blue ink, and has my official seal on it.

*R. Austin Holland* 4/14/23  
R. Austin Holland R.P.L.S. 6158 DATE  
MTX JOB NO. 21005

BOUNDARY SURVEY OF 33.163 ACRES BEING PART OF THE RESIDUE OF A CALLED 100 ACRES DESCRIBED AS TRACT FOUR IN A DEED TO HIRAM M. CLARK AND JACK V. CLARK IN VOLUME 682, PAGE 410, BOWIE COUNTY RECORDS, BEING IN LEARY, BOWIE COUNTY, TEXAS

MTX

SURVEYING

4901 E End Blvd South, Marshall, Tx 75672

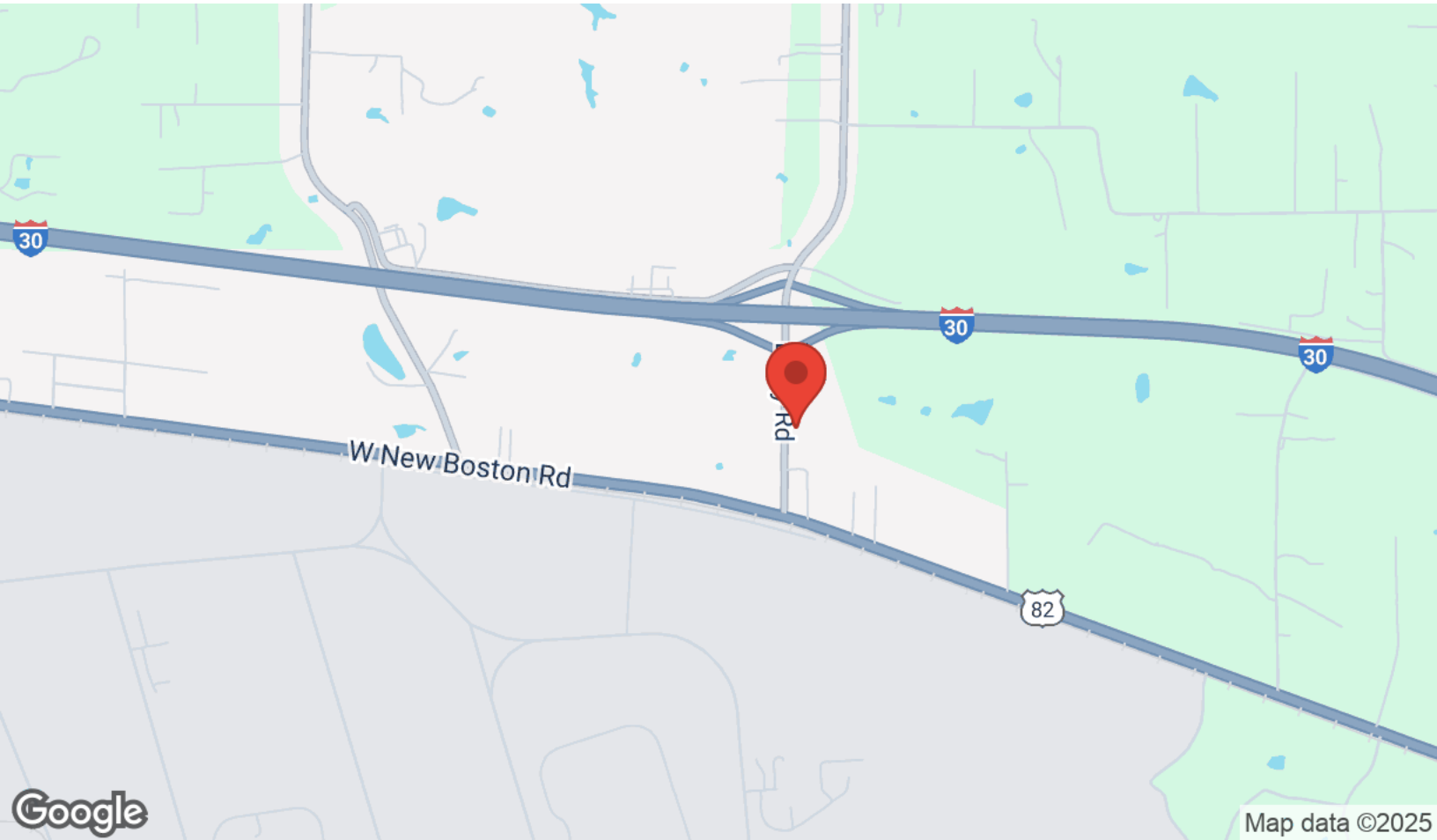
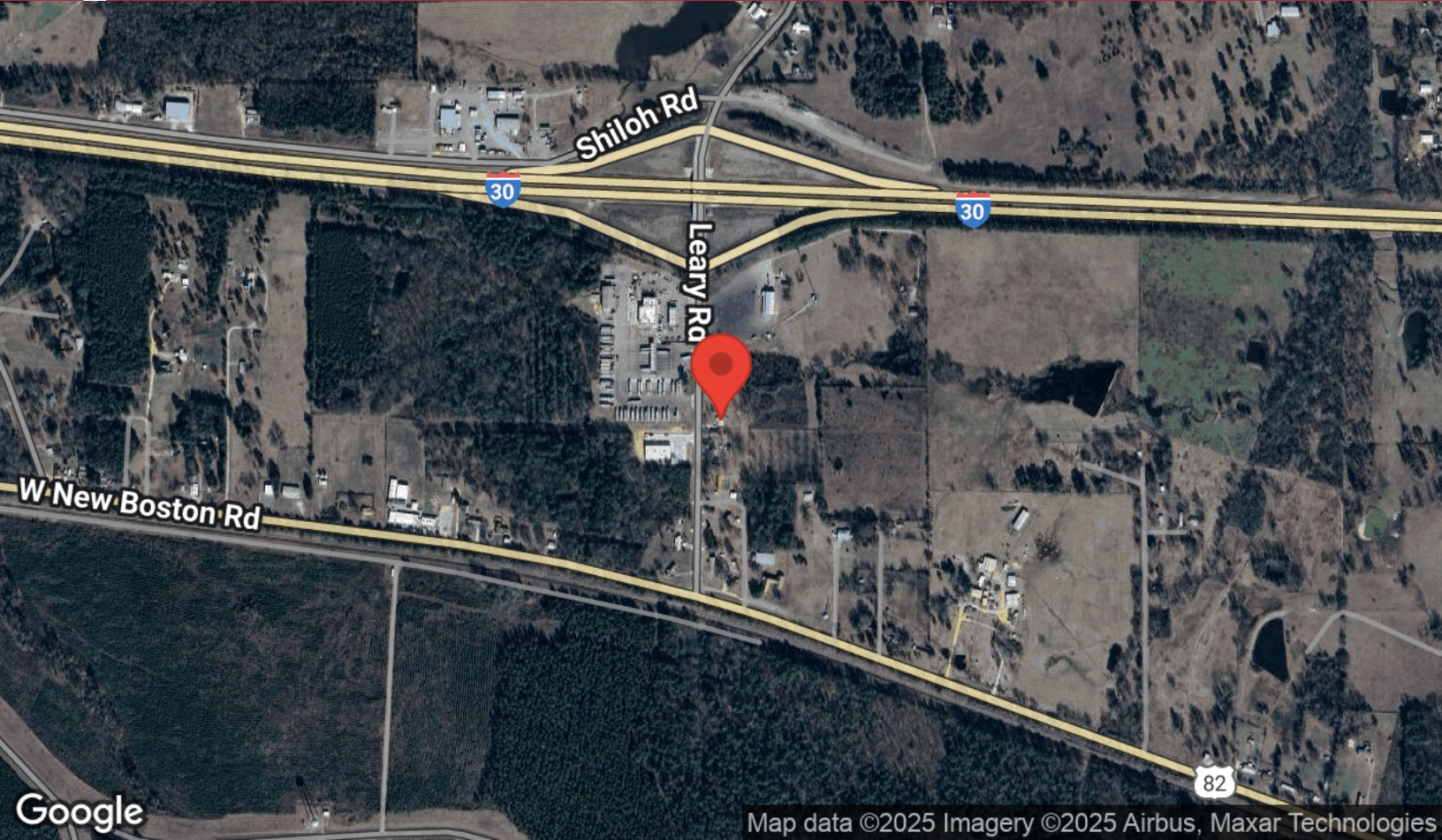
www.mtxsurveying.com

903.471.8391

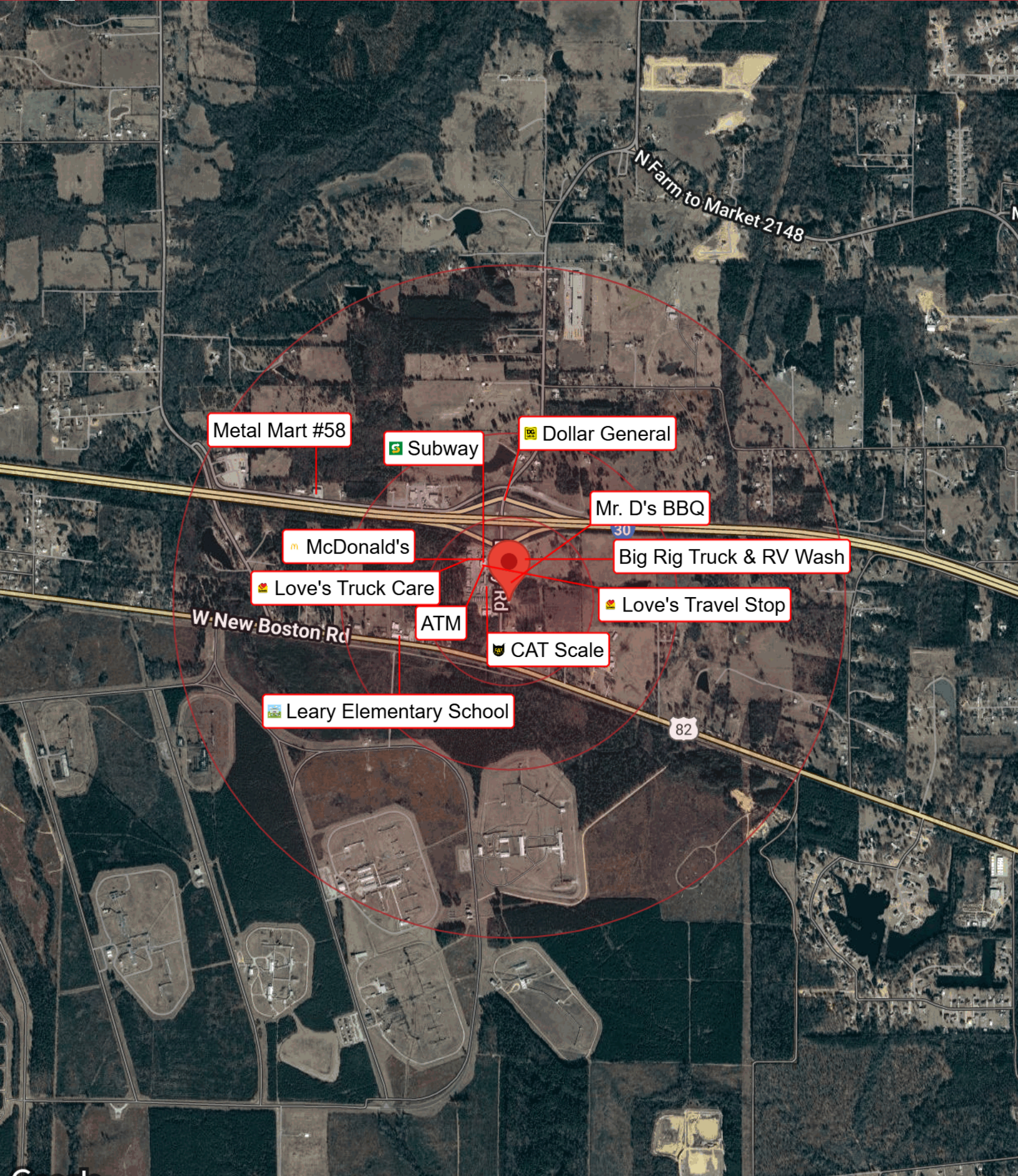
TBPELS Firm No. 10194253

REVISIONS	DATE	BY	NOTES
Revised to remove addition per client request	4-14-2023	AH	1) Plat revised to remove reference to the Barkman and Jordans Addition within the subject tract per City of Leary Resolution Number 06-06-2022
			2) All references to lot numbers not within subject tract refer to Barkman and Jordans Addition per the plat recorded in Volume 40, Page 107 Plat Records of Bowie County Texas.
			3) This plat does not reflect a new survey of the subject tract. A recent field survey has not been conducted or requested by the client.













## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

NAI American Realty	9015473	steven@amreal.com	903-793-2666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Designated Broker of Firm	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mike Ingram	726048	mike@amreal.com	903-277-2179
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1