

Buck Creek Road • Tioga, TX • 75090

470 +/- Acres

Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES-Real Estate Services. Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.

Amy Crossland-Bethel

Cell: (972)658-8326; email: amy@resmckinney.com



McKissick & Associates
www.resmckinney.com

972-562-9090

Property Information

Brokerage – Consulting - Development

Price:

\$20,000/per acre

Property Description:

EXCELLENT DEVELOPMENT AND/OR INVESTMENT OPPORTUNITY - **470+/-** Acres. Land is level to a gentle slope, and fronts Buck Creek Road to the North and Howell Road to the East. This land has approximately 2 Miles of paved road frontage and borders Lake Ray Roberts for approximately 1.5 miles. Just a short distance to FM 121, Hwy 377, Preston Road and the Future North Toll Road allows easy commute to DFW area. Ideal location for development in a fast-growing area with exemplary schools. Property is currently AG exempt. Seller will retain all mineral rights but will convey all surface rights. Owners may consider subdividing into two separate tracts.

Location:

Southwest Quadrant of Buck Creek Road and Howell Road.

Size:

470.88 Acres

School District:

Tioga ISD

Utilities:

Electric – Grayson Collin Co-op

City Information – Tioga:

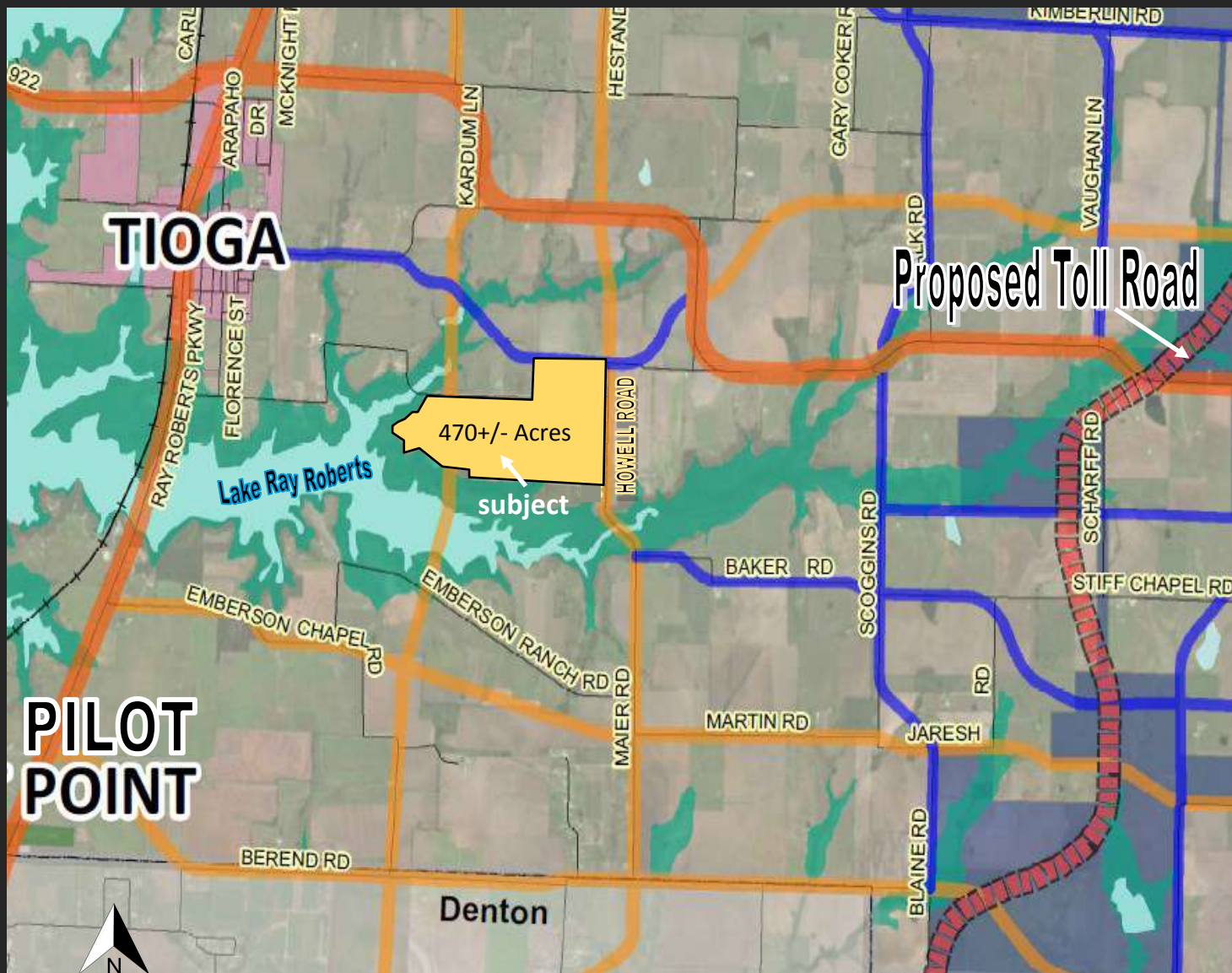
Located in the southwest corner of Grayson County, Tioga is in the heart of “horse country” and provides our citizens with the “best of both worlds”... they are close enough to enjoy all the amenities of the Dallas/Ft. Worth Metroplex (only 46 miles south of us) while still enjoying the rural charm and values of a small town. Come see what makes the City of Tioga so special!



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Property Information



Grayson County Thoroughfare Plan 2018 Update

Legend

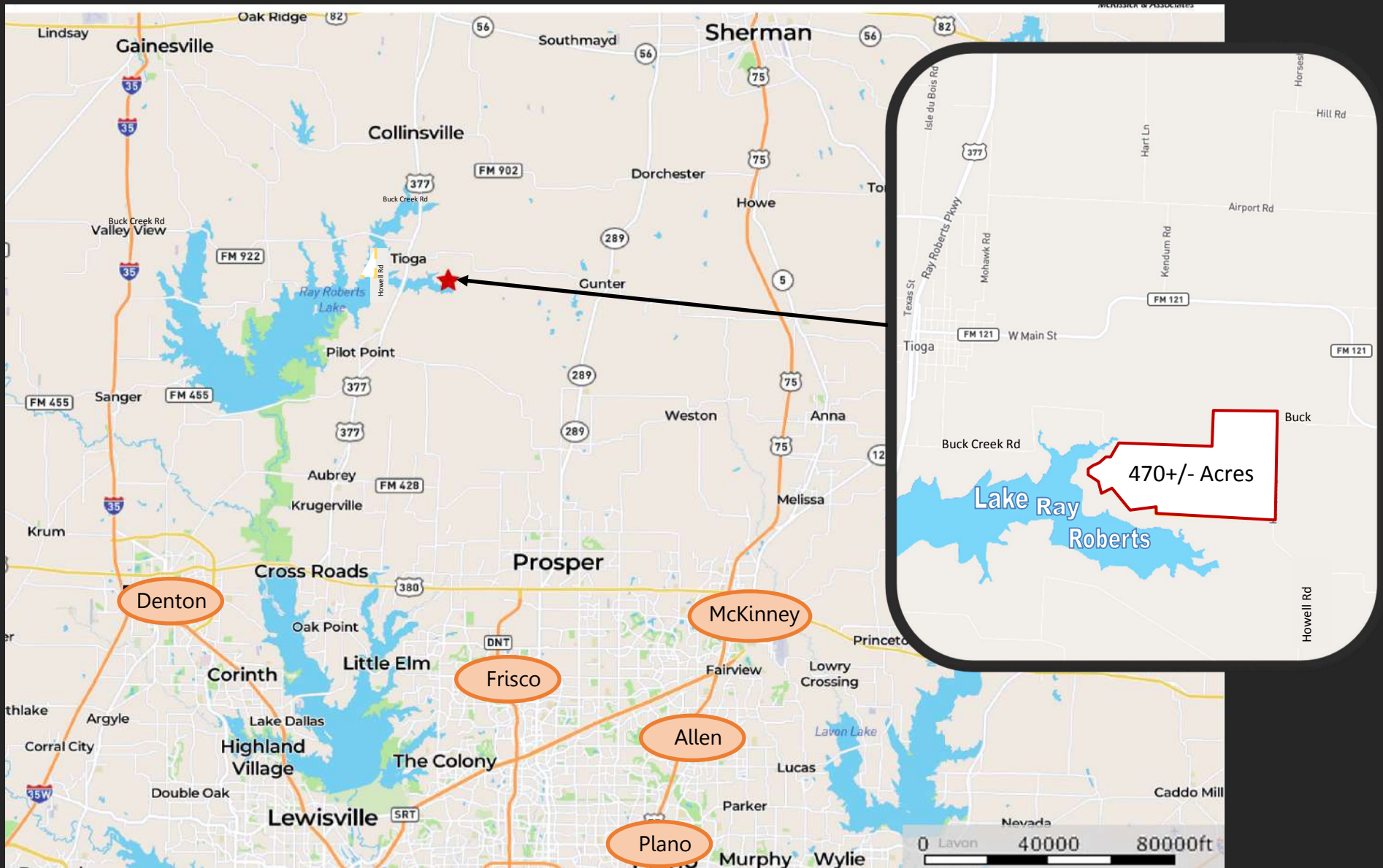
Thoroughfare Plan

-  Tollway
-  Freeway
-  Principal Arterial
-  Major Arterial
-  Minor Arterial
-  Railroads



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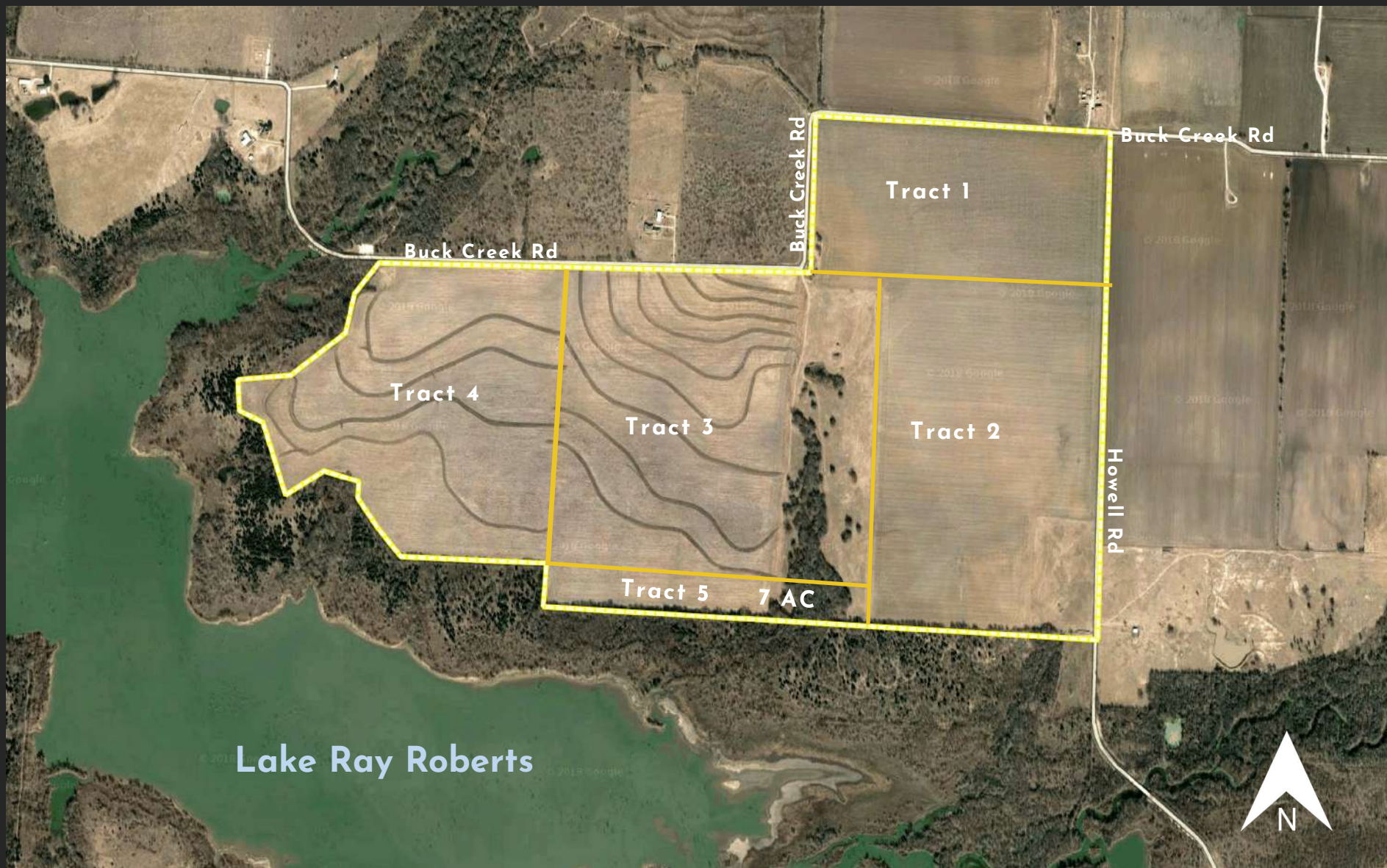
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Grayson County Thoroughfare Plan



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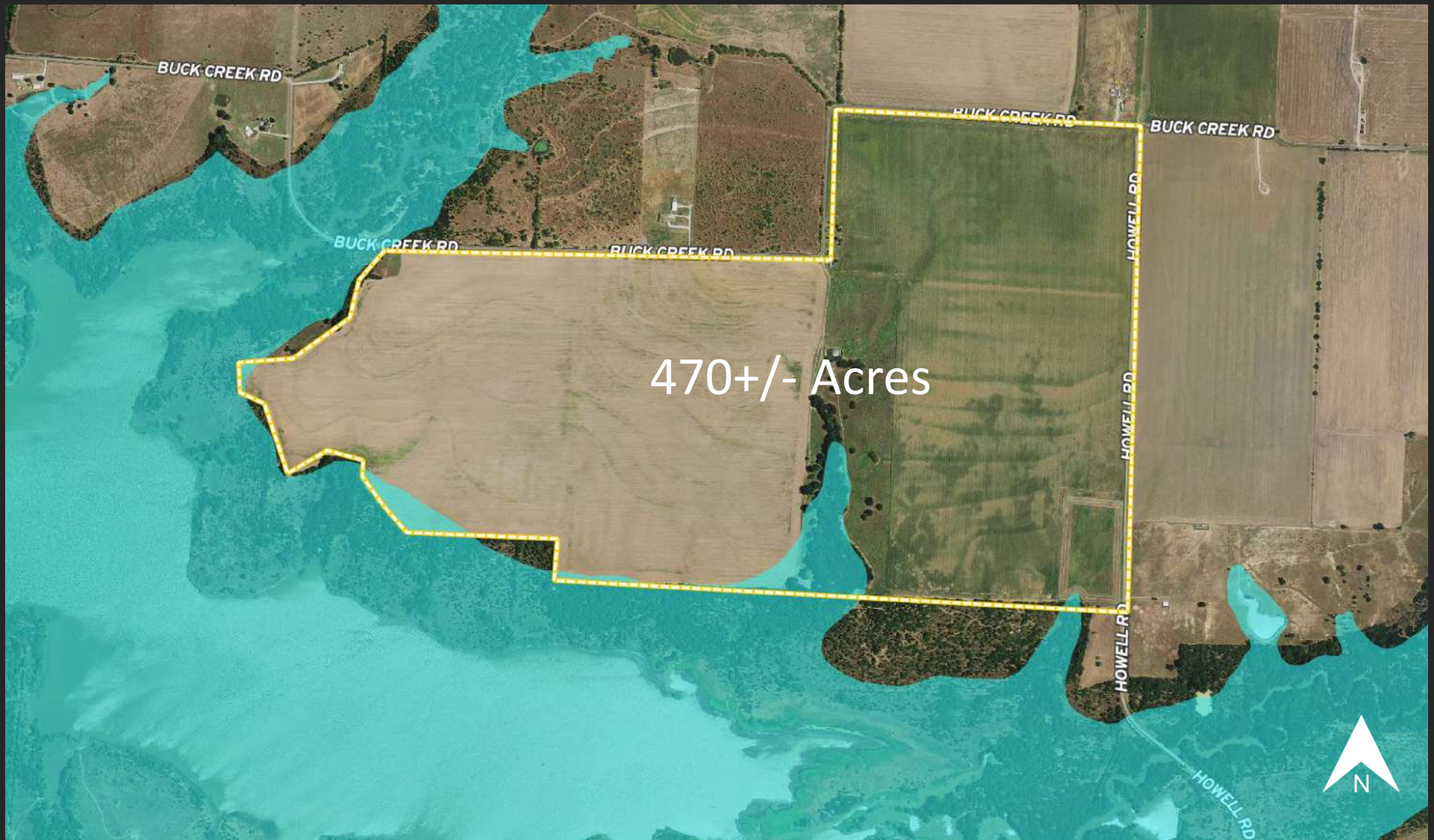
Location Map



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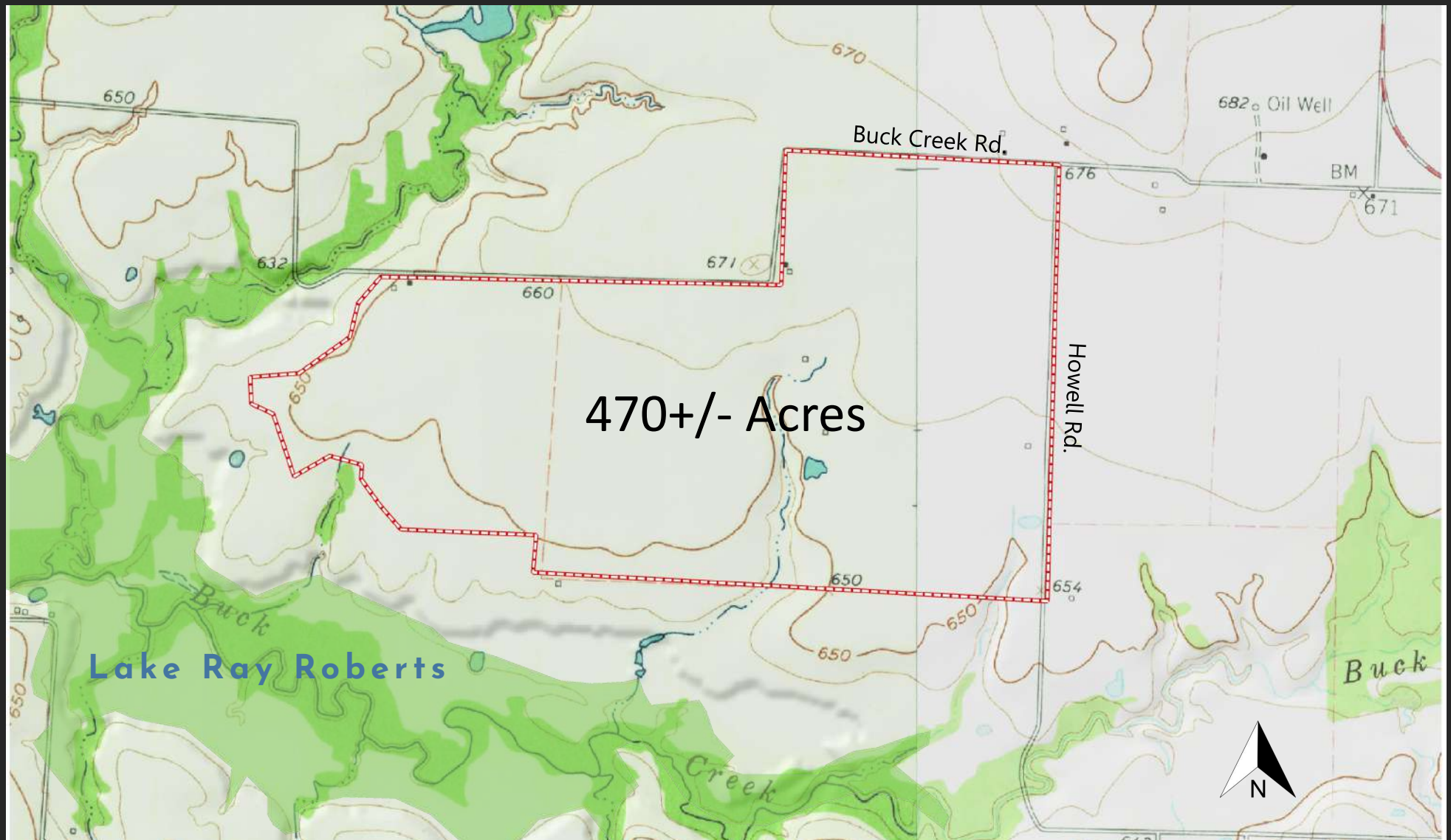
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Property Tracts



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Flood Map



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Topography Map



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EXHIBIT "A"

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LEGAL DESCRIPTION

470.88 Acres, Southwest Quadrant of Buck Creek and Howell
Road, Grayson County, Texas

Tract 1 - 67.97 Acres

Geographic ID: 300 0715003 (Property ID: 134865)
Legal Description: G-0715 LEWIS HENRY A-G0715,
Grayson County CAD, Grayson County Texas

Tract 2 - 119.0 Acres

Geographic ID: 300 1143004, (Property ID: 134887),
Legal Description: G-1143 S A M G R R CO A-G1143,
Grayson County CAD, Grayson County Texas

Tract 3 - 160.0 Acres

Geographic ID: 300 0929001 (Property ID: 134868),
Legal Description: G-0929 PRATHER STEPHEN A-G0929,
Grayson County CAD, Grayson County Texas

Tract 4 - 116.91 Acres

Geographic ID: 300 0954001, (Property ID: 134869),
Legal Description: G-0954 PIERCE THOMAS M A-G0954,
Grayson County CAD, Grayson County Texas

Tract 5 - 7.0 Acres

Geographic ID: 300 1344001, (Property ID: 1348907)
Legal Description: G-1344 WHEELER J N A-G1344,
Grayson County CAD, Grayson County Texas



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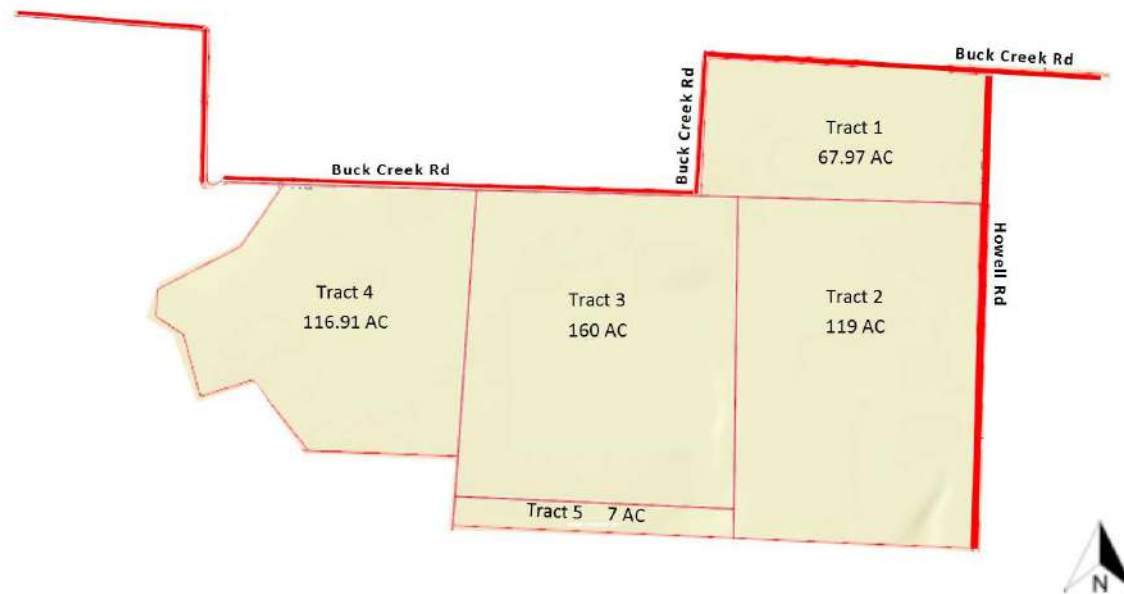
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Exhibit "A"

EXHIBIT "A"

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470.88 Acres, Southwest Quadrant of Buck Creek and Howell
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Exhibit "A"

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.

RES-Real Estate Services, McKinney

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	972-562-9090
9003405	cmckissick@resmckinney.com

License No.	Email	Phone
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Charles B. McKissick	0140928	cmckissick@resmckinney.com	972-562-9090
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate

License No.	Email	Phone
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Amy Crossland-Bethel	0642784	amy@resmckinney.com	(972) 658-8326
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer, Seller, Landlord or Tenant	Date
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP



McKissick & Associates

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