

Scott Land Company, LLC

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SEVEN LAKES RANCH FREESTONE COUNTY, TEXAS



Scott Land Company, LLC

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State: Texas
Region: Southern
County: Freestone
Property Type: Ranch and Recreation
Acres: 931.39+/-
Price: \$4,610,380.50
Taxes: Approximately \$13,005.97 annually
Location: 3 miles east of Streetman, TX
Contact Name: Ben G. Scott / Robert Nelson / Krystal M. Nelson
Primary Office Email Address: ben.scott@scottlandcompany.com

Seven Lakes Ranch is the rare find of a top notch working cattle ranch with tremendous recreation opportunity and excellent access. The ranch is just 1 hour and 15 minutes from Dallas and two hours and 20 minutes from Houston. For those flying, the Corsicana Municipal Airport has an FBO just 20 minutes away. Interstate 45 is only 4.3 miles from the Headquarters and all three tracts have FM 3059 frontage.

Enjoy working the ranch, fishing, hunting and just escaping to the country life. Other recreational opportunities include Richland Chambers Reservoir which is as close as 2.5 miles from the ranch.

Seven Lakes Ranch could be your family legacy ranch or would make a great corporate retreat or guest ranch with its' beautiful vistas and stunning countryside.

Ranch & Farm Real Estate

TERRAIN, GRASSES, CATTLE GRAZING, ELEVATION

The ranch consists of 931.39 +/- deeded acres at an elevation of 335 ft. to 410 ft. The topography is level to rolling into creeks with excellent coastal, common and bahia grass. The ranch has four hay meadows consisting of mostly coastal but with some common Bermuda. The hay fields range from 30 to 40+ acres and total approximately 130+/- acres.



The ranch has been carrying over 250 cows along with producing hay.

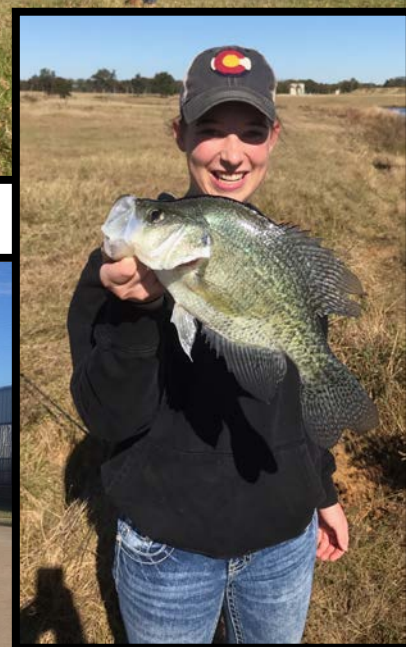


Trees on the ranch include Post Oak, Water Oak and some native Pecans.



RECREATION ON THE RANCH

Seven Lakes Ranch provides an excellent habitat for duck hunting and fishing. Whitetail Deer have been taken on the ranch along with the occasional wild boar. Enjoy skeet shooting, ATV fun, horseback riding, tennis, pool, shuffle board & BBQ in the game room.

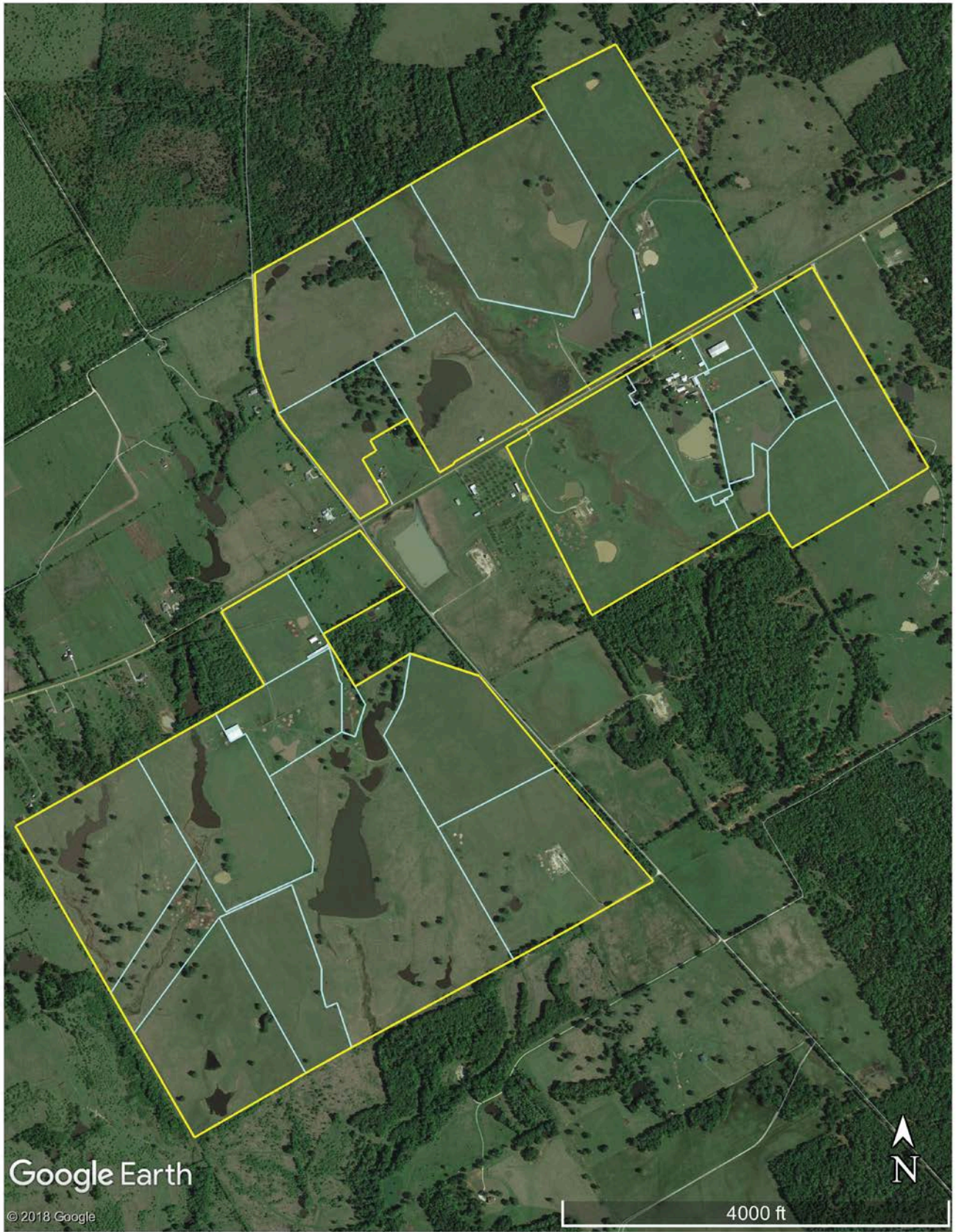


RANCH WATER RESOURCES, FENCING AND ROADS

The Seven Lakes Ranch has an abundance of water with 37 lakes, tanks, ponds and creeks. The Headquarters home and pens are on community water.



The ranch has considerable pipe rail fencing including the entire FM 3059 frontage except one length of 840 feet. Cross fencing provides for multiple pastures. The 187 acre HQ has pipe rail fencing everywhere but the east boundary fence which is barbed wire. The other two parcels have four and five strand fencing except most of the frontage which is pipe. Access is excellent just minutes from Interstate 45.



MAP MAY BE SUBJECT TO ERROR.

HEADQUARTERS-HOMES and GAME ROOM



The Headquarters of the ranch is on the South side of FM 3059. The Ranch style home boasts a brick exterior, stone patios, enclosed sun patio, mature landscaping, decorative iron fencing and tennis court. Also at the headquarters are various barns and livestock working pens with pipe-rail and cable fencing, a game room and fishing pond.

The home features 13 bedrooms, 13½ bathrooms, two living areas, two kitchens, two utility rooms, an enclosed patio, office and has over 9,000 SqFt (centrally heated/cooled space per the appraisal district).





Striking great room with stone fireplace, vaulted ceilings, distinctive rich wood work and many other decorative touches.

The ranch home will provide plenty of room for family and guests or would make a nice bed and breakfast or corporate retreat.



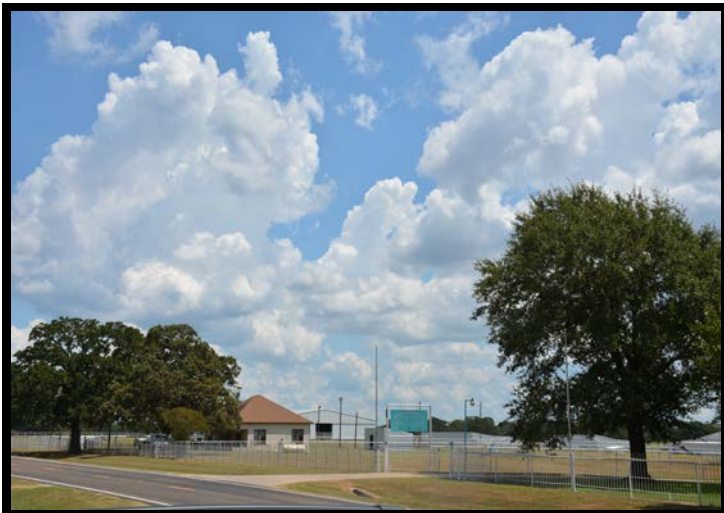
GAME ROOM/BBQ ROOM

The Game Room at the headquarters was built late 80's-early 90's and has bricked exterior (@2,176 SqFt per appraisal district), kitchen, barbeque room, restroom and fireplace. The BBQ equipment, pool table, shuffleboard table and two banquet tables will remain with the property. For you under the star enjoyment there is also a fire-pit in a pasture on concrete with perimeter pipe railing.



RANCH MANAGER HOME

The ranch manager home has approximately 968 sqft (per the appraisal district), carport, two bedrooms, one bath, central heat and air conditioning.



PENS AND BARN

Located at the headquarters are horse stalls and pens, cattle working pens with covered WW cattle chute, a lighted outdoor arena and a 100' X 200' indoor arena (currently used to store hay), livestock and equipment sheds and a 3.3 acre lake stocked with bass.



The HQ 187 acres has over 21,000 feet of pipe rail & cable fencing which divide the property into 10 pastures with 11 lakes and/or tanks.



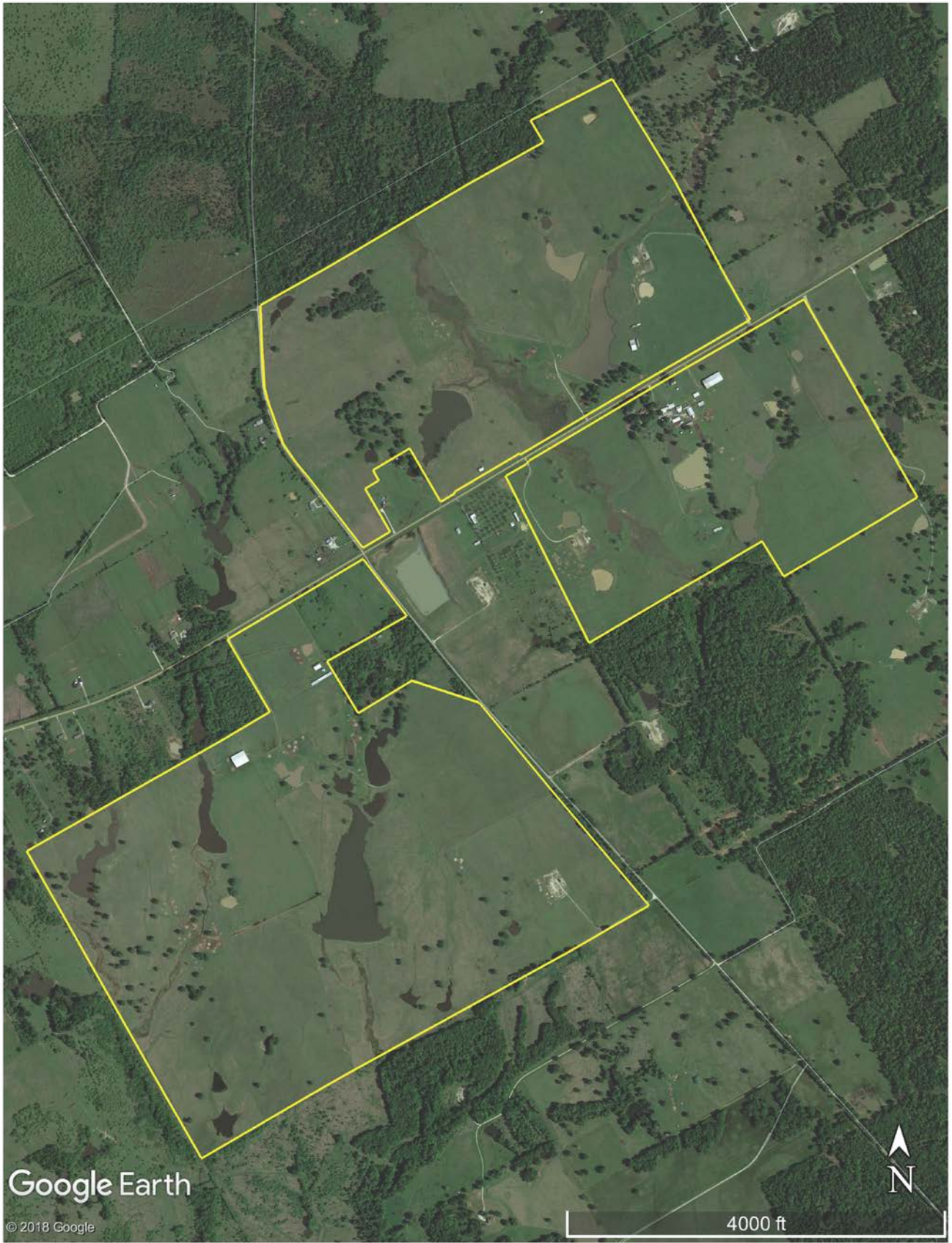


Seven Lakes would be a great legacy ranch for any family and is a beautiful highly improved working cattle ranch.

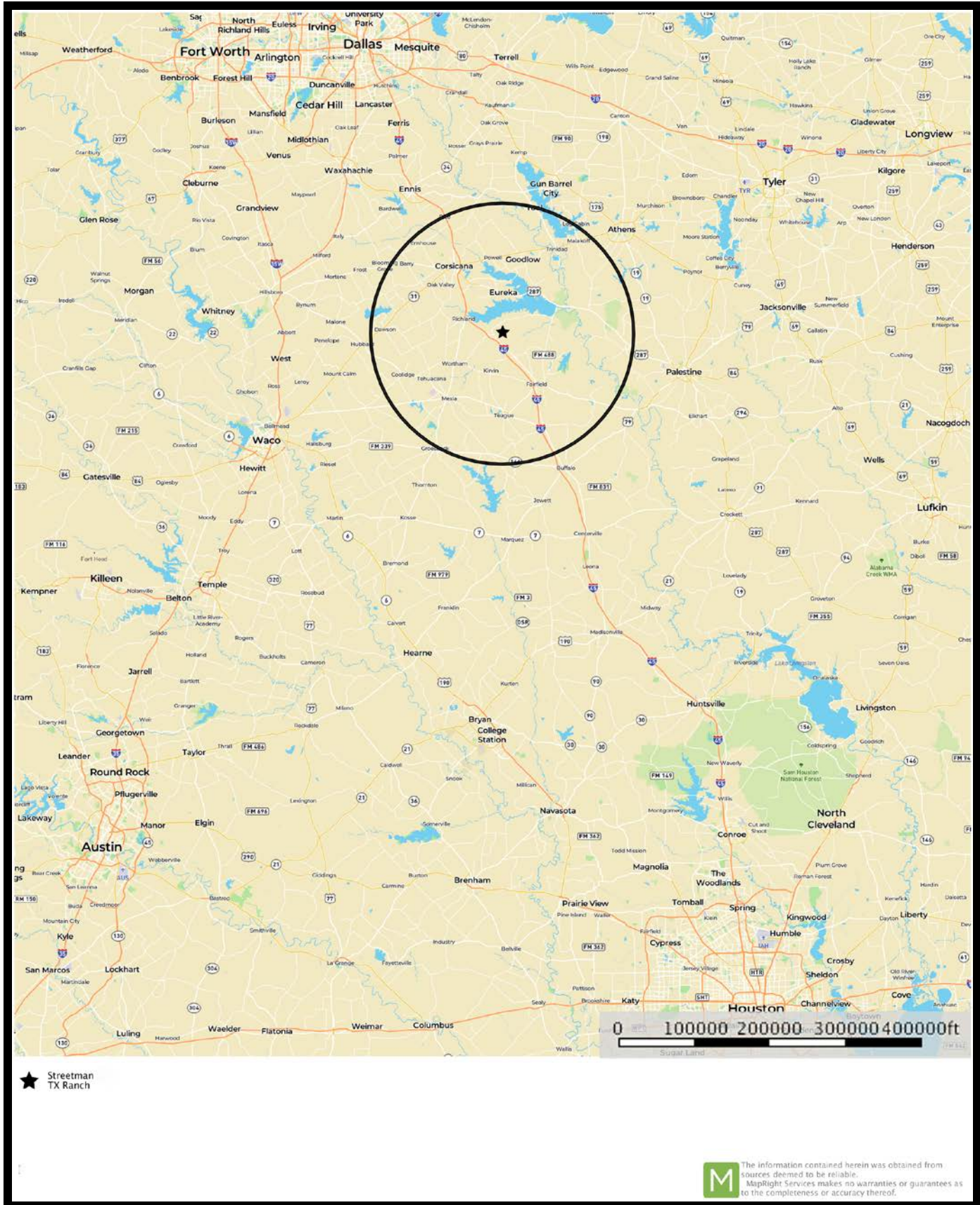


100' X 200' indoor arena which is currently used to store hay.





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Offered By:

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Ranch & Farm Real Estate



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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