

**TRINITY LAKES FARM
NORTH**
3,012 +/- Acres
Ellis County, TX
\$15,662,400

NEW LISTING

**NATIONAL
LAND
REALTY®**



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OVERVIEW:

The Trinity Lakes North property is an income producing farm offering farming, outstanding hunting, excellent fishing, and year round recreation all within 25 minutes of downtown Dallas. This multifaceted farm boasts around 3,012 +/- of levy protected acres. Trinity Lakes North offers great potential. The gravel lakes are second to none. Several of them with shallow enough water to hold several thousands of migrating ducks during the winter months making this a duck hunter's dream. The lakes have also been stocked with a Florida strain bass which makes for a fun day on the water. Being in close proximity of the Trinity River allows lots of wildlife to roam the property with big bucks being killed on and around this property along with feral hogs, and some outstanding wing shooting. Trinity Lakes North roads around the farm are mostly gravel which makes for easy access year round use in all weather conditions. This place is a must see for the avid hunter, farmer or investor.

ADDRESS:

0 Wolf Springs Rd
Ferris, TX 75125

LOCATION:

From Dallas you take I-45 South for 16 miles. Take exit 226 towards Farm to Market 660/5th St. Merge onto N Fwy Service Rd. Turn left onto FM 660 E/E 8th St. In 5.8 miles turn left onto Sawmill Rd.

ACREAGE BREAKDOWN:

1200 +/- acres tillable 1350 +/- acres of surface water 400 +/- acres timber

TAXES: (Call Agent for Details)



PROPERTY HIGHLIGHTS:

- Income producing property
- Great gravel roads throughout the property
- Lots of surface water
- Great combination property
- Highly productive soils
- Incredible hunting and fishing property
- Rare investment opportunity
- A duck hunter's dream
- Close proximity to major metropolitan area

LEGAL DESCRIPTION:

Dallas Co. THOMAS JOHNSON ABST 678 PG 565 TR 6: 22.662 AC DANIEL DAVIS ABST 424 PG 290 TR 11: 89.211 AC THOMAS JOHNSON ABST 678 PG 565 TR 11.1: 90.615 AC THOMAS JOHNSON ABST 678 PG 565 TR 5: 50.356 AC THOMAS JOHNSON ABST 678 PG 565 TR 12: 50.57 AC THOMAS JOHNSON ABST 678 PG 565 TR 4.1: 10.97 AC DANIEL DAVIS ABST 424 PG 290 TR 4.1: 10.01 AC DANIEL DAVIS ABST 424 PG 290 TR 4: 88.79 AC DANIEL DAVIS ABST 0424 CO-DALLAS: 90.56 AC DANIEL DAVIS ABST 424 PG 290 TR 8: 23.65 AC DANIEL DAVIS ABST 424 PG 290 TR 9: 3.1645 AC DANIEL DAVIS ABST 424 PG 290 TR 13: 5.110 AC DANIEL DAVIS ABST 424 PG 290 TR 5: 139.695 AC DANIEL DAVIS ABST 424 PG 290 TR 12.1: 143.349 AC SINTO GUERRA ABST 1741 PG 640 TR 2.1: 9.2903 AC ELLIS Co. 388 S GUERRO JAMES: 4.91 AC 313 D DAVIS /388 S GUERRO: 206.9 AC 388 S GUERRO: 169.8806 AC 388 S GUERRO: 30.5866 AC 828 JAS PERRY: 26.137 AC 428 WM HENRY JAMES; 436 W HAGLER; 828 JAS PERRY JAMES; 1089 ISAAC THOMPSON: 1,195.55 AC 828 JAS PERRY: 117.18 AC 828 JAS PERRY









Approved by the Texas Real Estate Commission for Voluntary Use
*Texas law requires all real estate licensees to give the following information about
 brokerage services to prospective buyers, tenants, sellers and landlords.*

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

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, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K