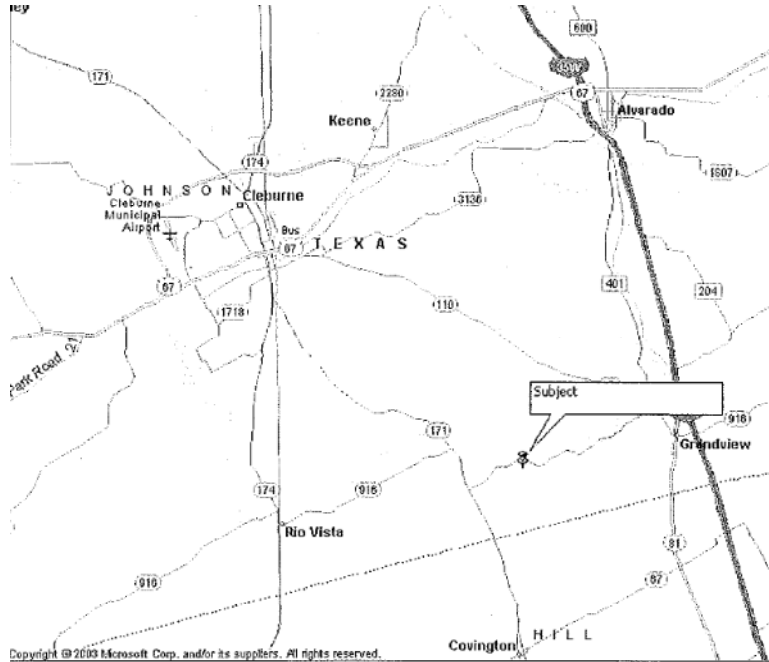


FOR SALE
286.923 Acres

Johnson County, Texas

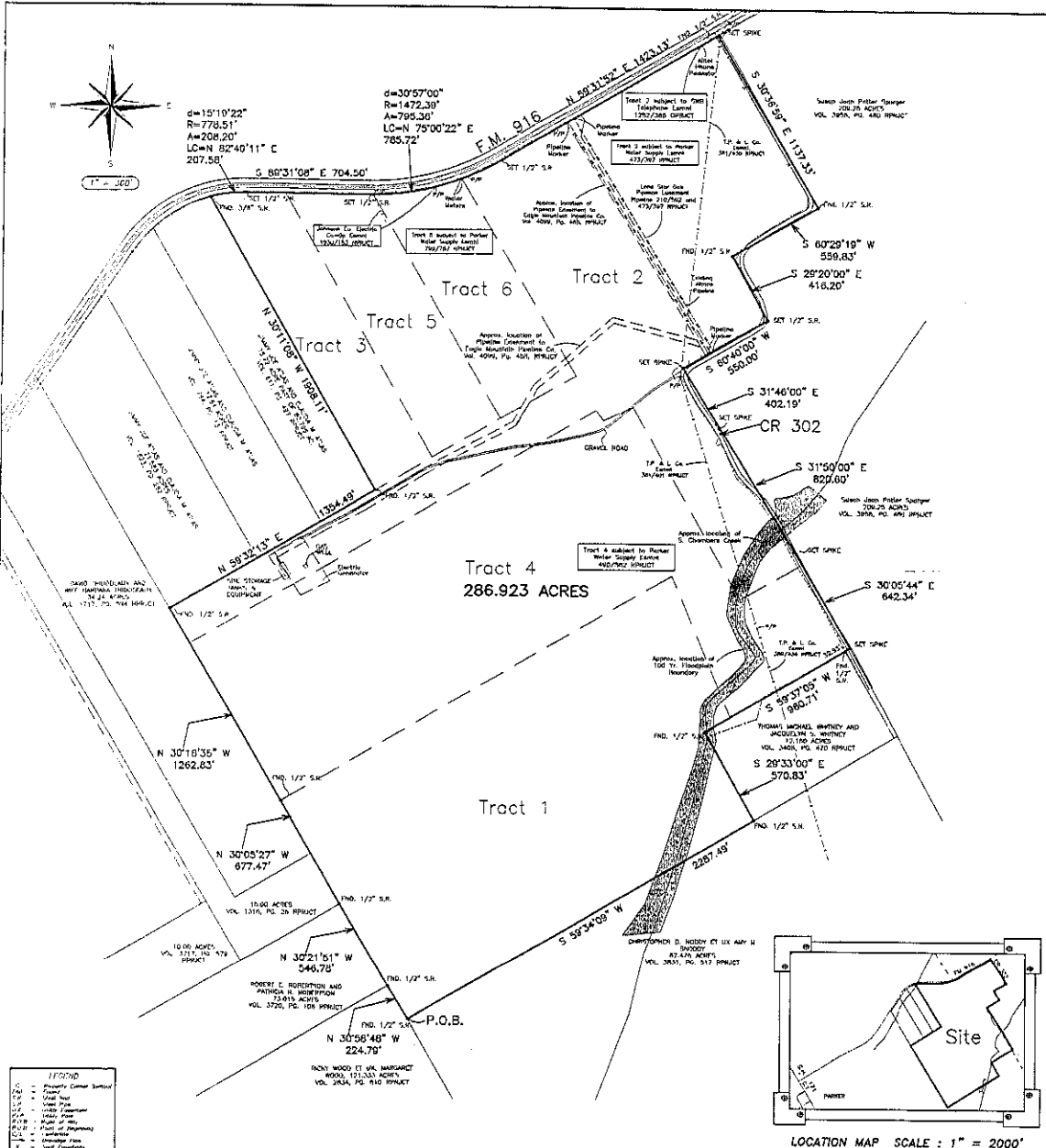


- Location:** Southwest corner of FM 916 and County Road 302; located approximately 5 miles west of I35W and the City of Grandview.
- Road Frontage:** 3,120 feet on FM 916
4,528 feet on CR 302
- Utilities:** Water-Parker Water Supply Corporation (3 water meters on site)
Sewer-None
- School District:** Grandview ISD
- Zoning:** Located in unincorporated portion of Johnson County and is not subject to zoning regulations.
- Site Features:** Primarily open in native grasses with some native trees and perimeter fencing.
Gas well on west side of property
- Price:** \$5,900.00 per acre; Owner will divide
- Contact:** Mark Sullivan-Office (817)473-9393 x 2 or email at ms@ritterrealty.com.

Ritter and Associates

1703 Fountainview Drive, Suite 103, Mansfield, Texas 76063
Phone (817) 473-9393 Fax (817) 473-8861

The information contained herein was obtained from sources believed to be reliable, however, Ritter and Associates makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of the property is subject to errors, omissions, change of price prior to sale or lease, or withdrawal without notice.



FIELD NOTES
 DAVIS & MCDILL SURVEY

BEARING of a 1/2" steel rod found for the south corner of this tract and some for the east Tract 1 and being the west corner of a total 12,100 acre tract of land described in Volume 2011, Page 112, PRICED, and also being in the northeast line of a total 121,333 acre tract of land described in Volume 2014, Page 110, PRICED.

BEARING along the westerly-southwest line of this tract and the most westerly-southwest line of Tract 4, and from G.P.T. observation, Texas Co-Ordinate System, North Central Zone, with a magnetic declination of 10.77 minutes (1974-1983), bearing of a total 121,333 acre tract to a 1/2" steel rod found for the north corner of the 121,333 acre tract and being the west corner of a total 121,333 acre tract of land described in Volume 2014, Page 110, PRICED, and also being in the northeast line of a total 121,333 acre tract to a 1/2" steel rod found for the west corner of the 121,333 acre tract.

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SURVEY PLAT
286.923 Acres
Robert Tandy Survey
Abstract No. 824
Johnson County, Texas



REVISIONS	BY

DAVIS & MCDILL, INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 1414 W. HARRIS ST., SUITE 200
 FORT WORTH, TEXAS 76102
 PHONE: (817) 936-1850 FAX: (817) 937-0070

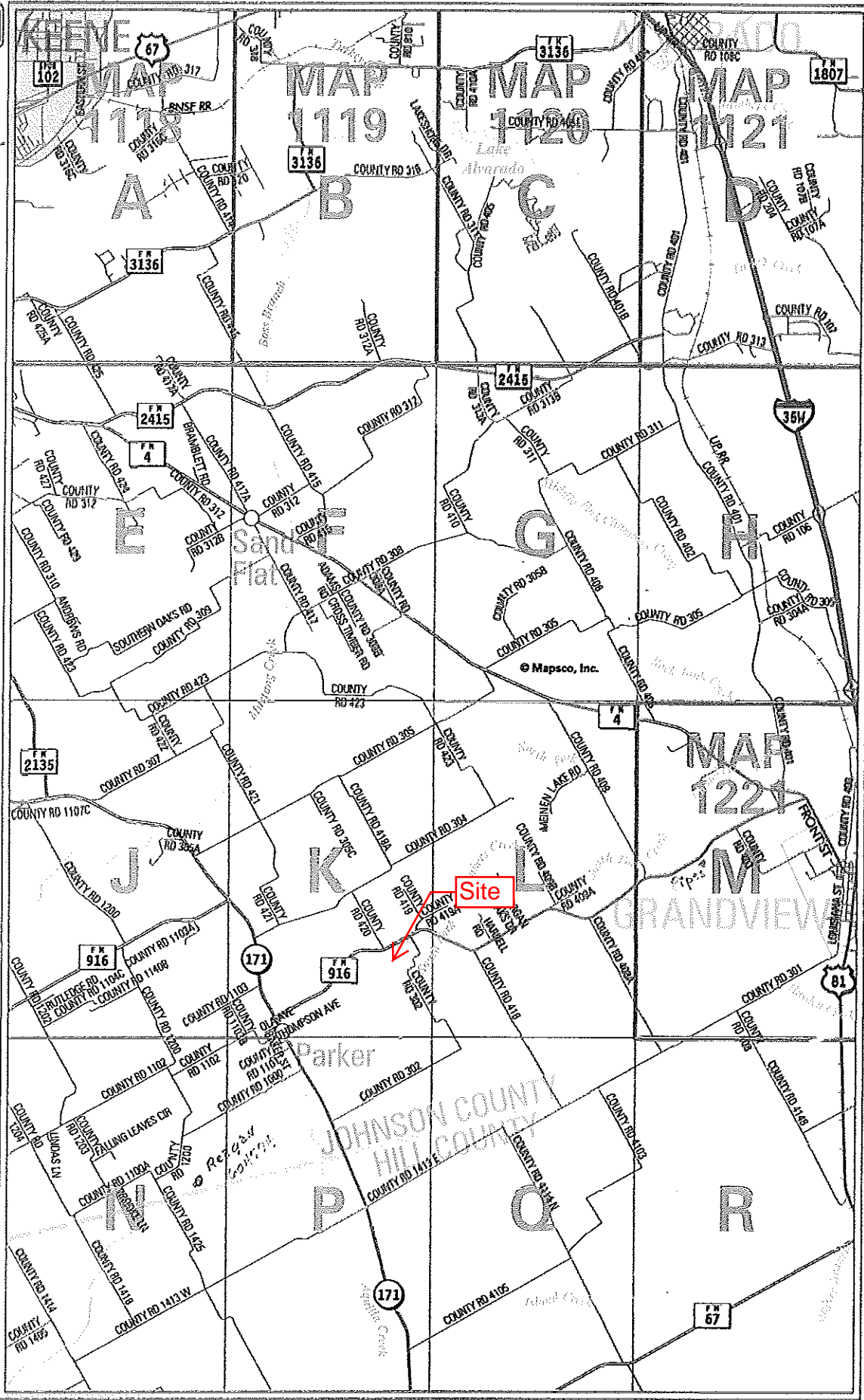
ENGINEERS
D & M
SURVEYORS

Date: 02-19-09
 Scale: 1" = 300'
 Drawn: KJM
 Job: 209-0051
 Sheet 1 of 1 sheets.

NORTH EAST CORNER FM 916 + COUNTY RD 302

CONTINUED ON MAP 5E

6E



CONTINUED ON MAP 6D

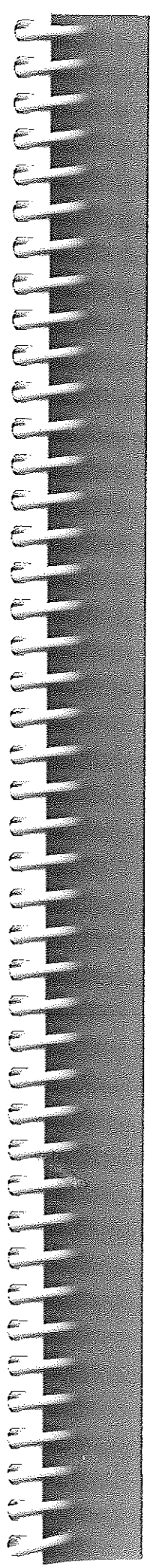
CONTINUED ON MAP 6F



CONTINUED ON MAP 7E



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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>)

(TAR-2501) 10-10-11

TREC No. OP-K

Ritter & Associates Real Estate - Corporate, 1703 Fountainview Dr Ste 103 Mansfield, TX 76063
 Phone: 817.473.9393 Fax: 817.473.8861 Tom Ritter

Mansfield