

# FOR SALE

# PRIVATE 29<sup>+/-</sup> AG EXEMPT ACRES W/ HOME, SHOP, INGROUND POOL & GUEST HOUSE

572 County Road 3799  
**Paradise, TX 76073**



Beautiful ranch home. This exceptional property offers the perfect blend of peaceful country living yet close proximity to Weatherford, Decatur and Ft Worth. The property is well-suited for ranching, development, horses, recreation, multi-family or a home-based business

Spacious 2,639<sup>+/-</sup>-sf home is ideal for entertaining with large screened porch overlooking inground pool with diving board and gazebo. Home includes 3BR 2BA, Dining Room, 2 living areas and a movie room. Concrete sidewalk connects cellar to front porch.

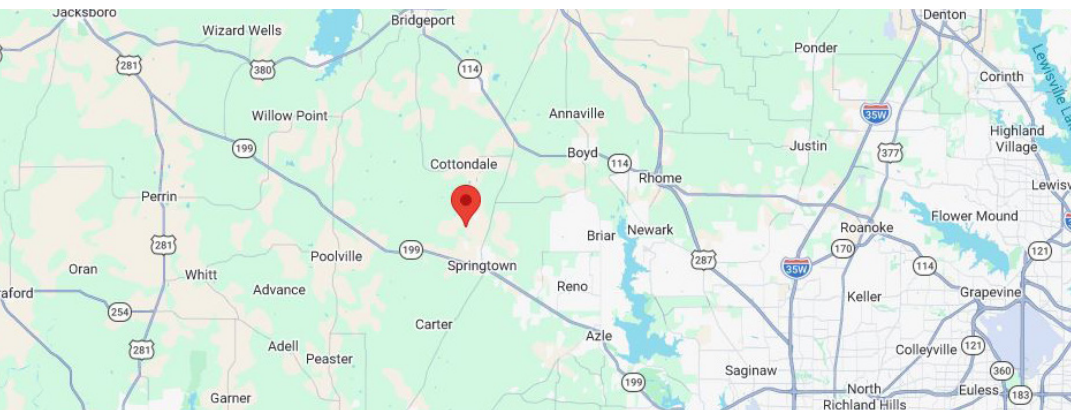


Large metal shop includes 1,200<sup>+/-</sup>-sf on slab w/ 2 overhead doors plus 800<sup>+/-</sup>-sf with 4 swing gate dirt stalls open to the coral and working pen. Shop has electric. Water and Sewer are underground to the shop to be connected when ready. Additional RV Spot includes all utilities for storage or temporary guests.



Property is fenced and cross-fenced including pond with fishing dock. Mostly cleared gently rolling acres include large pecan trees, plum bushes, blackberries, and peppered with oak, cedar and other trees.

The Manufactured Home on property is being removed so the buyer can utilize the 2,000<sup>+/-</sup>-sf concrete slab with existing utilities for future barn, shop or additional home site.



800.801.8003

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## Disclosures

- Texas Law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. This information is available in the Documents section of the Property Detail Page on the website.
- Flood Plain Disclosure. Buyer acknowledges and understands that the Property may lie in a flood zone. Buyer is purchasing the Property as-is, where-is, and accepts all responsibility at buyer's sole expense for any remediation, fees, or terms required as a result of the Property being within a flood plain.
- Occupied Property Disclosure. Buyer acknowledges and understands that property herein is partially occupied. Buyer accepts responsibility for eviction, lease or rental negotiation, or other remediation, as Buyer finds necessary in order to clarify legal occupancy status. Buyer agrees to hold Seller, Williams & Williams, and its agents harmless from any and all results therein.
- All properties are sold AS IS, WHERE IS with no financing, inspection or other contingencies to sale.
- Escrow. Buyer acknowledges receipt of the Joint Escrow Instructions that modifies the Contract for Sale to provide for a designated Escrow Agent to hold down payment funds. Buyer and Seller agree that the Escrow funds may be held in a trust/escrow account located outside of the state where the Property is located.
- Property Tax Disclosure Summary: Buyer Should Not Rely On The Seller's Current Property Taxes As The Amount Of Property Taxes That The Buyer May Be Obligated To Pay In The Year Subsequent To The Purchase. A Change Of Ownership Or Property Improvements Triggers Reassessments Of The Property That Could Result In Higher Property Taxes. If You Have Any Questions Concerning Valuation, Contact Property Appraiser's Office For Information.
- Square Footage/Acreage Disclosure. The source of the square footage or acreage represented for the property is from public record. Buyer understands and acknowledges that square footage or acreage measurements of a property can vary from a few feet to several hundred feet regardless of source (County Assessor's records, appraisal or appraisal measurement report, survey, etc.). Buyer shall be solely responsible for satisfying that the size and/or square footage or acreage of the property is acceptable to the Buyer.
- Personal Property Not Included. Only title to the real estate is being conveyed. Personal property may be present, but is not included in the auction. Removal of personal property remaining on site at the time of closing is the responsibility of the Buyer.
- Zone, Code, and Use Disclosure. Buyer acknowledges that the Property shall be purchased AS-IS, WHERE-IS, WITH ALL FAULTS. The Property may be subject to city, village, and/or county code or zoning violations, and Buyer accepts the property subject to any such violations. Buyer agrees to conduct an independent search of all property records in the city, county, and/or village prior to bidding and has bid accordingly. Buyer shall be responsible for any and all required remediation of the property, if any. Buyer shall not rely on any information provided by the Seller or Williams & Williams regarding the status of any code or zoning violations, and shall base its decisions on its independent inspection. Buyer also acknowledges that the property may be subject to city, village, and/or county occupancy regulations and requirements which may impact the current and/or future use of the properties. Buyer acknowledges that the seller and Williams & Williams make no warranties of any nature, express or implied, as to the permitted uses of the property, and any prohibition of buyer's intended use of the property shall not be a grounds for terminating the contract.
- Pictures may not reflect specific parcel, entire parcel, or current conditions of any structures that are present.

