

SALE

DONALDSON HUNTING RANCH

FM 2124 & County Rd 29 Allison, TX 79003



OFFERING SUMMARY

Sale Price: \$2,000 / acre

Lot Size: ±692.21 Acres

Price / Acre: \$2,000

Property Type: Ranch/Recreational Land

PROPERTY OVERVIEW

Hemphill County Ranch – Hunting & Livestock Opportunity

This ranch-style property offers a well-balanced mix of wildlife habitat and productive grazing land. Diverse cover, available water, and managed open areas create strong potential for both hunting and ranching. Deer feeders do not convey. Ask Broker about mineral, wind, and solar reservations.

Property Highlights

- Excellent habitat for deer, turkey, and quail
- Mix of native cover and open pastures ideal for food plots or cattle grazing
- Three water wells plus an irrigation well
- Majority of the property is fenced
- 61.4 acres enrolled in CRP through 09/30/2030 at \$25/acre

Please contact the agent before showing the property.

LOCATION OVERVIEW

The ranch is located north of Allison at the intersection of FM 2124 and County Road 29. For mapping, enter 17002 FM 2124, Canadian, TX into Bing Maps and it will take you directly to the property.

Dustin Weatherly
(817) 343-9240



COLDWELL BANKER
COMMERCIAL
FIRST EQUITY

This information has been provided by sources deemed reliable and has not been verified nor is guaranteed by Coldwell Banker Commercial First Equity or its agents. All prospective purchasers or tenants should verify the accuracy of this information prior to entering an agreement to purchase or lease the property.

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

DONALDSON HUNTING RANCH

FM 2124 & County Rd 29 Allison, TX 79003



Dustin Weatherly
(817) 343-9240



COLDWELL BANKER
COMMERCIAL
FIRST EQUITY

This information has been provided by sources deemed reliable and has not been verified nor is guaranteed by Coldwell Banker Commercial First Equity or its agents. All prospective purchasers or tenants should verify the accuracy of this information prior to entering an agreement to purchase or lease the property.

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

DONALDSON HUNTING RANCH

FM 2124 & County Rd 29 Allison, TX 79003

Dustin Weatherly
(817) 343-9240



COLDWELL BANKER
COMMERCIAL
FIRST EQUITY

This information has been provided by sources deemed reliable and has not been verified nor is guaranteed by Coldwell Banker Commercial First Equity or its agents. All prospective purchasers or tenants should verify the accuracy of this information prior to entering an agreement to purchase or lease the property.

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

DONALDSON HUNTING RANCH

FM 2124 & County Rd 29 Allison, TX 79003



Dustin Weatherly
(817) 343-9240



COLDWELL BANKER
COMMERCIAL
FIRST EQUITY

This information has been provided by sources deemed reliable and has not been verified nor is guaranteed by Coldwell Banker Commercial First Equity or its agents. All prospective purchasers or tenants should verify the accuracy of this information prior to entering an agreement to purchase or lease the property.

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

DONALDSON HUNTING RANCH

FM 2124 & County Rd 29 Allison, TX 79003

Dustin Weatherly
(817) 343-9240



COLDWELL BANKER
COMMERCIAL
FIRST EQUITY

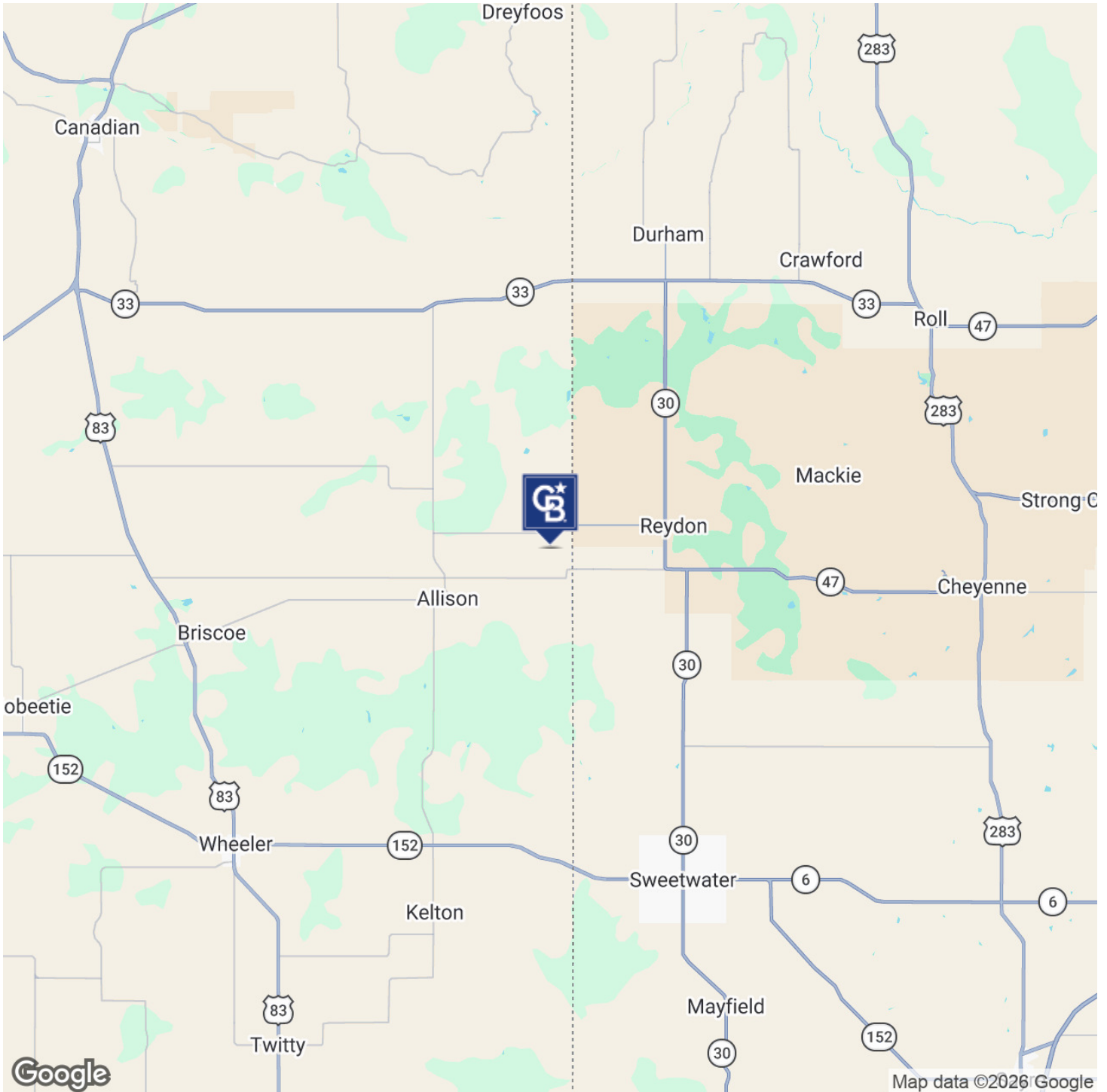
This information has been provided by sources deemed reliable and has not been verified nor is guaranteed by Coldwell Banker Commercial First Equity or its agents. All prospective purchasers or tenants should verify the accuracy of this information prior to entering an agreement to purchase or lease the property.

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

DONALDSON HUNTING RANCH

FM 2124 & County Rd 29 Allison, TX 79003



Dustin Weatherly
(817) 343-9240



COLDWELL BANKER
COMMERCIAL
FIRST EQUITY

This information has been provided by sources deemed reliable and has not been verified nor is guaranteed by Coldwell Banker Commercial First Equity or its agents. All prospective purchasers or tenants should verify the accuracy of this information prior to entering an agreement to purchase or lease the property.

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Coldwell Banker Commercial

First Equity

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9007722

License No.

rachel@cbcamarillo.com

Email

(806) 354-3500

Phone

Rachel R Shreffler

Designated Broker of Firm

610574

License No.

rachel@cbcamarillo.com

Email

(806) 354-3500

Phone

Rachel R Shreffler

Licensed Supervisor of Sales Agent/ Associate

610574

License No.

rachel@cbcamarillo.com

Email

(806) 354-3500

Phone

Dustin Weatherly

Sales Agent/Associate's Name

808604

License No.

dustin@cbcamarillo.com

Email

(817) 343-9240

Phone

Buyer/Tenant/Seller/Landlord Initials

Date