Johnson County
75± Acres
One small pond
Convenient to Cleburne, Texas
Cultivated pastures
Low-fenced
Dense and diverse brush
Abundant Native Wildlife
A blank canvas awaits at the Rio Vista Ranch for sale in Johnson County, Texas. The property is conveniently located 44± miles south of Fort Worth and 11± miles south of Cleburne, Texas on paved FM 916. This raw land would make the perfect permanent residence, weekend get-away, recreational hunting property, small cattle ranch, or even a highly productive exotic game ranch.

The north 29± acres have been cultivated and consists of Ponder Clay, Sanger Clay, and sandy loam soils. The soils on this ranch present an excellent opportunity for improved grasses, grazing, farming or hay production. A six-acre pasture in the southern end of the property would make a great food plot.

The remaining 40± acres are a dense mix of hardwood oaks, cedar, elms and hackberry trees. A small pond on the western portion of the ranch collects runoff during the rainy season and along with diverse vegetation, this property is a great habitat for wildlife. Whitetail, turkey and quail can frequently be found on the Rio Vista Ranch. The wooded portion of the ranch holds the highest point of the property at 769± feet above sea level, about a 51’ change in elevation change from the lower part of ranch.

Fantastic location, convenient access and unlimited improvement and development potential make the Rio Vista Ranch the perfect ranch for any buyer looking for a blank canvas to create their dream property.
Rio Vista Ranch
Johnson County, Texas, 75 AC +/-

Boundary Stream, Intermittent River/Creek Water Body

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
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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.

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