

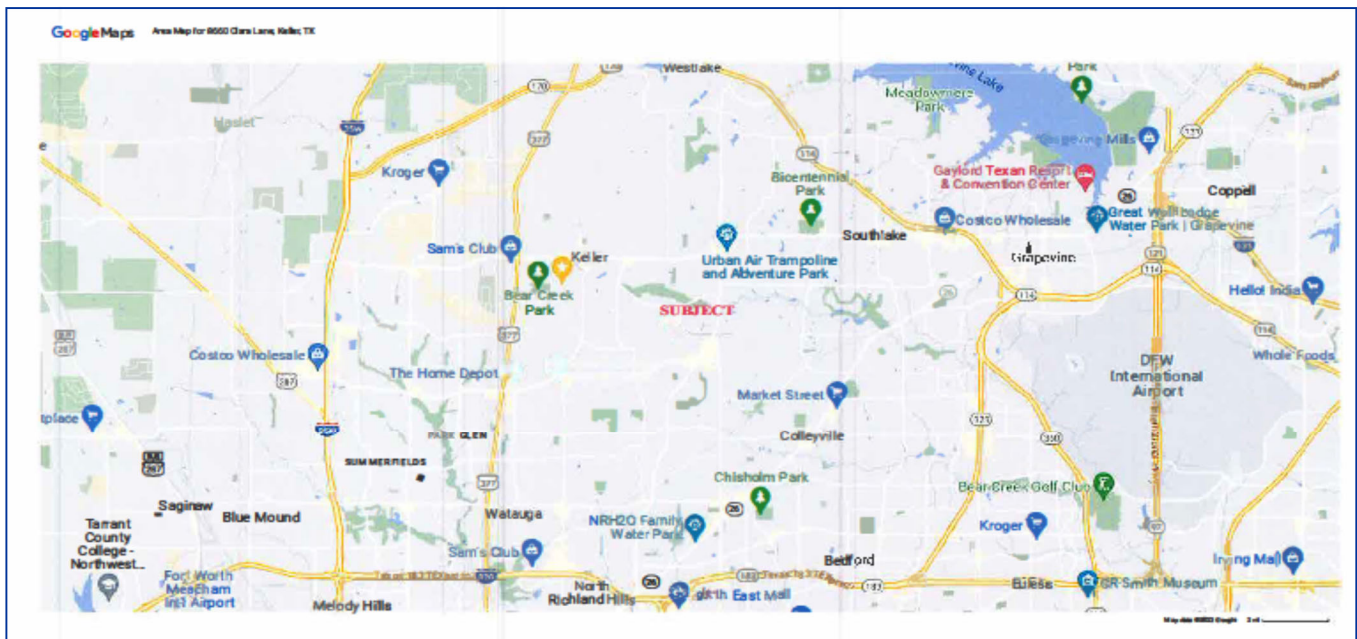
**SERENE COUNTRY HOMESITE**  
**ON 7.22 Acres Secluded Pasture Land**  
**8733 Indian Knoll Trail**  
**Keller, TX 76248**

**\$1.98 MIL.**

**(\$275,000/AC.)**

**The price is subject to confirmation**

- ◆ Highly desirable single family neighborhood just west of Southlake
- ◆ Keller School District
- ◆ Older traditional brick home just off Shady Grove Road
- ◆ City of Keller Land Use Code: Low Density SF 36 (36,000 SF)
- ◆ Utilities -Public water, electricity, septic, propane tank to supply water heater and HVAC
- ◆ Water well with storage tank available, needs repair.
- ◆ Private gravel road (Clara Lane) access from Shady Grove Road to Indian Knoll Trail.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease .

**Contact Information:**

**RICHARD PERRY REALTY SERVICES**  
**Richard Perry, Independent Broker**

(361) 726-9418 cell/text  
12660 Hillcrest Rd. Suite 7107  
Dallas, TX 75230

[richard@richardperryrealty.com](mailto:richard@richardperryrealty.com)  
<http://www.richardperryrealty.com>

These wonderful 7.22 acres lie just north of Shady Grove Road in Keller. Would be a perfect place for your family compound.

The huge rectangular lot provides lovely cleared pasture for horses and would be a fine place for your perfect new build!

On the far north end of the property is an all brick custom built 1964 ranch style home of 3,152 square feet which could be updated for parents or adult children.

This location is quiet and secluded.....in an area of other fine homes and neighborhoods where North Richland Hills and Keller meet!

*Some of the best shopping in North Texas (Southlake) is only a hop and a skip away!*



Keller Development Land  
Texas, 7.2 AC +/-



This data is not guaranteed to be accurate. Mapbox Services make no representations or warranties as to the completeness or accuracy thereof.

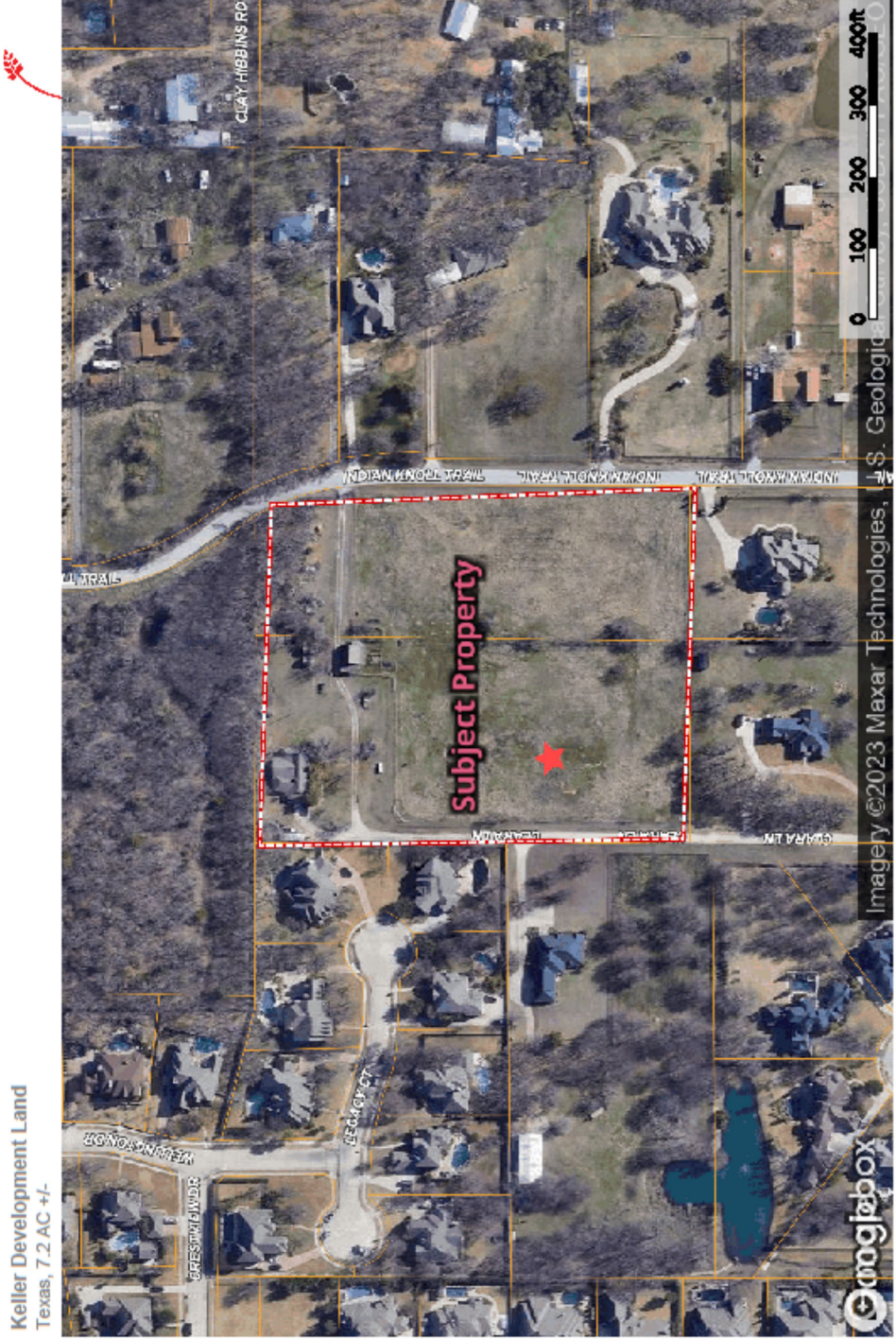
Richard Perry, Managing Broker  
P: 3617269418 <http://www.richardperryrealty.com> 158 Red Oak Ln

## OVERVIEW MAP OF PROPERTY

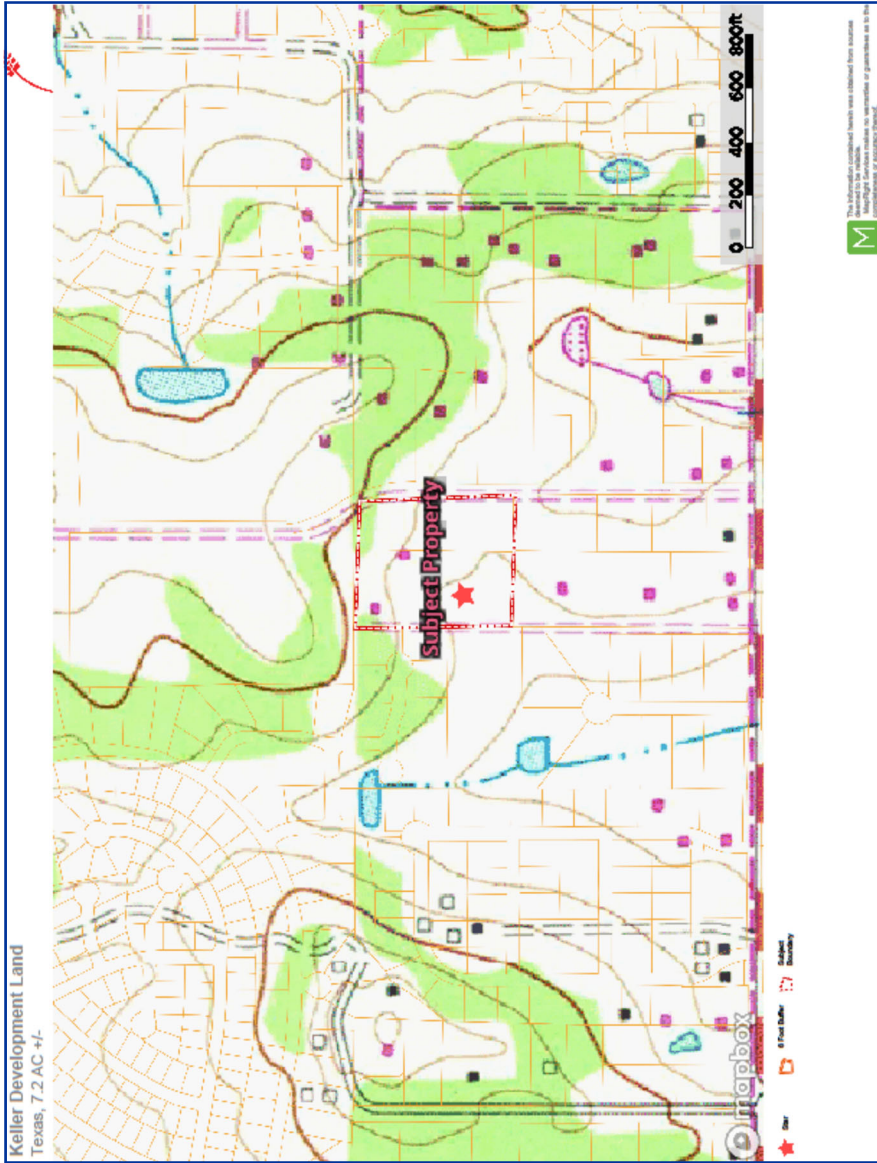




Keller Development Land  
Texas, 7.2 AC +/-



# Closeup Overhead View of Property



Traditional Topo Map of Property



## Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### 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.

<u>RICHARD PERRY REALTY SERVICES</u>	<u>0237449</u>	<u>RICHARD@RICHARDPERRYREALTY.COM</u>	<u>(361)726-9418</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

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INFORMATION ABOUT BROKERAGE SERVICES