

FOR SALE

15 AC
\$120,000

3399 W.
St. Hwy
114

Levelland, TX



Josh Isenhour

**Boundary lines are approx.*



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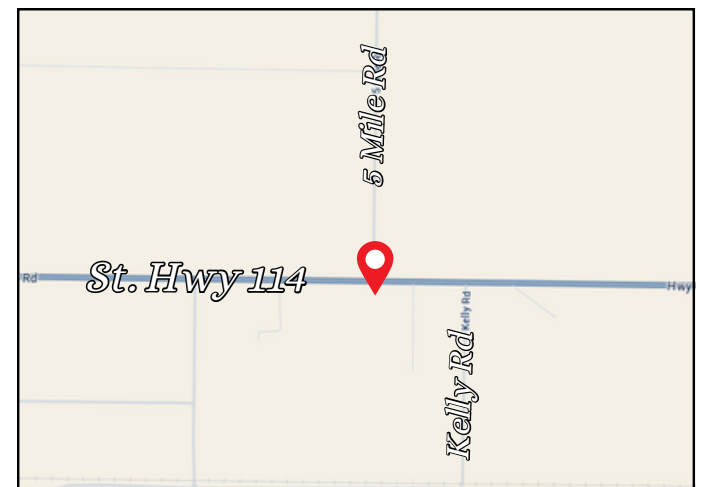
OVERVIEW



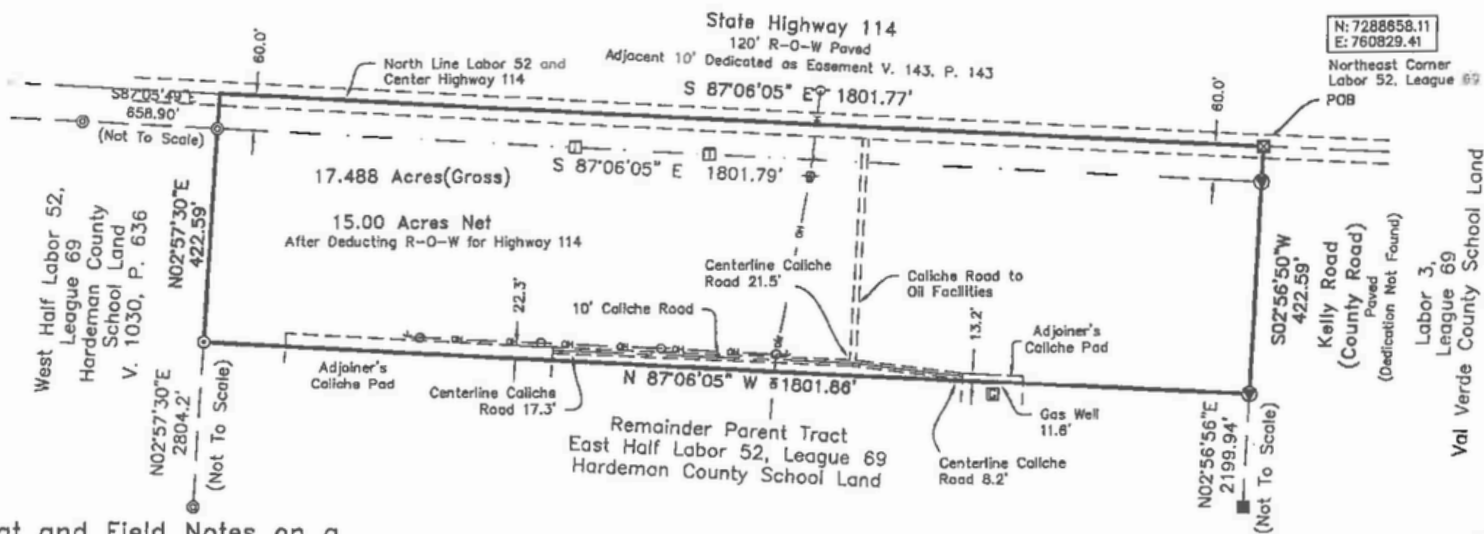
3399 W. St Hwy 114
Levelland, TX

PROPERTY HIGHLIGHTS

- 15 Acres for sale
- Corner lot with paved road frontage on two sides
- 1,800 Ft of frontage on Hwy 114
- Located between Levelland and Whiteface
- Levelland ISD
- No restrictions



SURVEY



Plat and Field Notes on a

17.488 Acre Tract out of the East One-Half (E/2) of Labor
Fifty-two (52), League Sixty-nine (69), Hardeman County
School Land, Hockley County, Texas, 15.00 Acres Net After
Deducting Right-of-Way

FIELD NOTES on a 17.488 acre tract out of the East one-half (E/2) of Labor Fifty-two (52), League Sixty-nine (69), Hardeman County School Land, Hockley County, Texas and being further described by metes and bounds as follows:

BEGINNING at a found 3/4" iron pipe having Texas North Central Zone Coordinates of North: 7288658.11, East: 760829.4, NAD 83 2011, Epoch 2010.0000, for the Northeast corner of Labor 52 and the Northeast corner of this tract;

THENCE S 02°58'50" W (Texas North Central Zone Bearing Basis), along the centerline of Kelly Road (a paved county road), at 60.00 feet pass a set Bemsten Nail and washer marked Abacus Eng. RPLS 4460, continuing for a total distance of 422.59 feet to a set Bemsten Nail and washer for the Southeast corner of this tract;

THENCE N 87°08'05" W, a distance of 1801.88 feet to a set 1/2" iron rod with aluminum cap marked "Abacus RPLS 4460" for the Southwest corner of this tract from which a found 1/2" rod with yellow cap bears S 02°57'30" W, 2804.2 feet;

THENCE N 02°57'30" E, with the West line of the East Half of Labor 52, at 362.49 feet pass a found 1/2" iron rod with yellow cap in the South Right of Way line of Highway 114, from which a found 1/2" iron rod with yellow cap bears N 87°06'05" W, 658.90 feet, continuing for a total distance of 422.59 feet to the Northeast corner of this tract;

THENCE S 87°06'05" E, along the centerline of State Highway 114, a distance of 1801.79 to the Place of Beginning and containing 17.488 acres including any Right-of-Way or 15.00 acres net after deducting Highway 114 Right-of-Way.

Address Not Visible On Site

Surveyor's Report

This Plot is based on a survey made on the ground March 8, 2018.

Monuments shown as found on this survey were accepted by this surveyor as controlling evidence due to substantial agreement with Record Documents and are not considered as Monuments of Record Dignity unless so noted.

No Substantial Discrepancies between Record Documents and conditions as found on the ground were uncovered on this survey unless noted.

This plat was prepared without the benefit of a Title Commitment. Easements and/or Restrictions other than those shown may apply.

Bearings and coordinates are based on the Texas North Central Zone Coordinate System. NAD 83, 2011, Epoch 2010.0000.

The Parent Tract shown on the Plat of Hardeman County School Land recorded in Plat Cabinet A, Pages 21 and 22 has been referred to as a Labor in previous deeds there it is referred to as Labor 52 here. It is not a standard Labor(1000 varas square). It might be more correct to refer to it as Tract 52, Hardeman County School Land.

- | | |
|---------------------------------------------------------------------------------------|------------------------------|
|  | Fd. 3/4" Iron Pipe |
|  | Fd. 1/2" Rod With Yellow Cap |
|  | Set Barnsten Nail & Washer |
|  | Set Aluminum Cap Marked |
| | Abacus RPLS 4460 |
|  | Indicates Telephone Box |
|  | Indicates Gas Well |
|  | Indicates Guy Wire |
|  | Indicates Power Box |
|  | Indicates Power Pole |
|  | Magnetic Reading |

Scale: 1"=200'

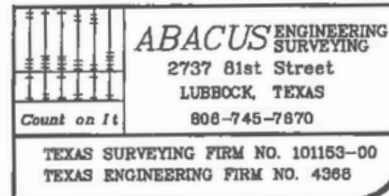
Surveyed For:
Hookley County
Abstract
GF#: 18-100
Buyer: Basic
Energy Service, L.P.




J.M. CIESZINSKI, RPUS # 4460

PLAT SHOWN AS SURVEYED ON THE
GROUND

March 12, 2016





*For more information
contact:*

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3399 W. St Hwy 114
Levelland, TX

**CLARK
ISENHOURL**
Real Estate Services, LLC





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.

Clark Isenhour Real Estate Services, LLC	8999919	frontdesk@clarkisenhour.com	9792686840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Josh Isenhour	506325	josh@clarkisenhour.com	9792686840
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