

Disclaimer:

Buyers of land, ranches and other real properties in the State of Texas ("Real Property") are advised and notified that many variables and factors impact Real Property and its character, uses, rights and amenities. Real Property in Texas is subject to many factors and forces that impact value (intrinsic or otherwise) uses, safety, purpose, availability, access, wildlife, vegetation, access, ranching, farming and many other aspects of Real Property, including without limitation those caused: i) naturally, including but not limited to, flood, drought or other weather-related events, disease (e.g. Oak Wilt, Anthrax, wasting disease, etc.), and invasive species; ii) by man, including but not limited to trespassing, actions or inactions by previous owner(s) or neighbor(s), hazardous substances, improper farming or ranching or wildlife practices and/or the actions or inactions of any governmental agency or governing authority; and/or iii) an other act, omission or event that affects or impacts land and its rights and amenities. Prospective buyers of Texas Real Property must conduct their own due diligence and investigate, to their satisfaction, any concerns regarding a specific piece of Real Property.

MOPTEX, LLC works diligently to obtain information regarding its listings from sources it believes are reliable; however, MOPTEX, LLC and its principals, members, officers, associates, agents, brokers, representatives and employees do not guarantee or warrant the accuracy of such information and provides the information herein as an accommodation subject to errors, omissions, change of price, prior sale, lease or financing, encumbrances, restrictions, matters affecting title or withdrawal of property from the market without prior notice, and/or final approval of purchase by owner. Prospective buyers are responsible to verify all information and conduct their own due diligence to their satisfaction as the information contained herein is not to be relied upon by prospective buyers in making a decision to purchase. No representation is made as to the accuracy of the information herein, including the possible value of this Real Property or type of use or uses or zoning or amenities or rights (including without limitation, mineral or water rights) that may or may not be available. MOPTEX, LLC strongly recommends prospective buyers consult with their tax, financial and legal advisors before making a final determination regarding purchase of Real Property, and further recommends to prospective buyers that any information, which is of special interest or importance to buyer, should be obtained through buyer's own, independent, verification. ALL MEASUREMENTS ARE APPROXIMATE.

When buying a ranch or other property, the buyer's agent (if applicable), must be identified on first contact and be present at initial showing of the property listing in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of MOPTEX, LLC.