SRC
LOCAL MARKETS

241 O'Hanlon Road

Whitesboro, TX

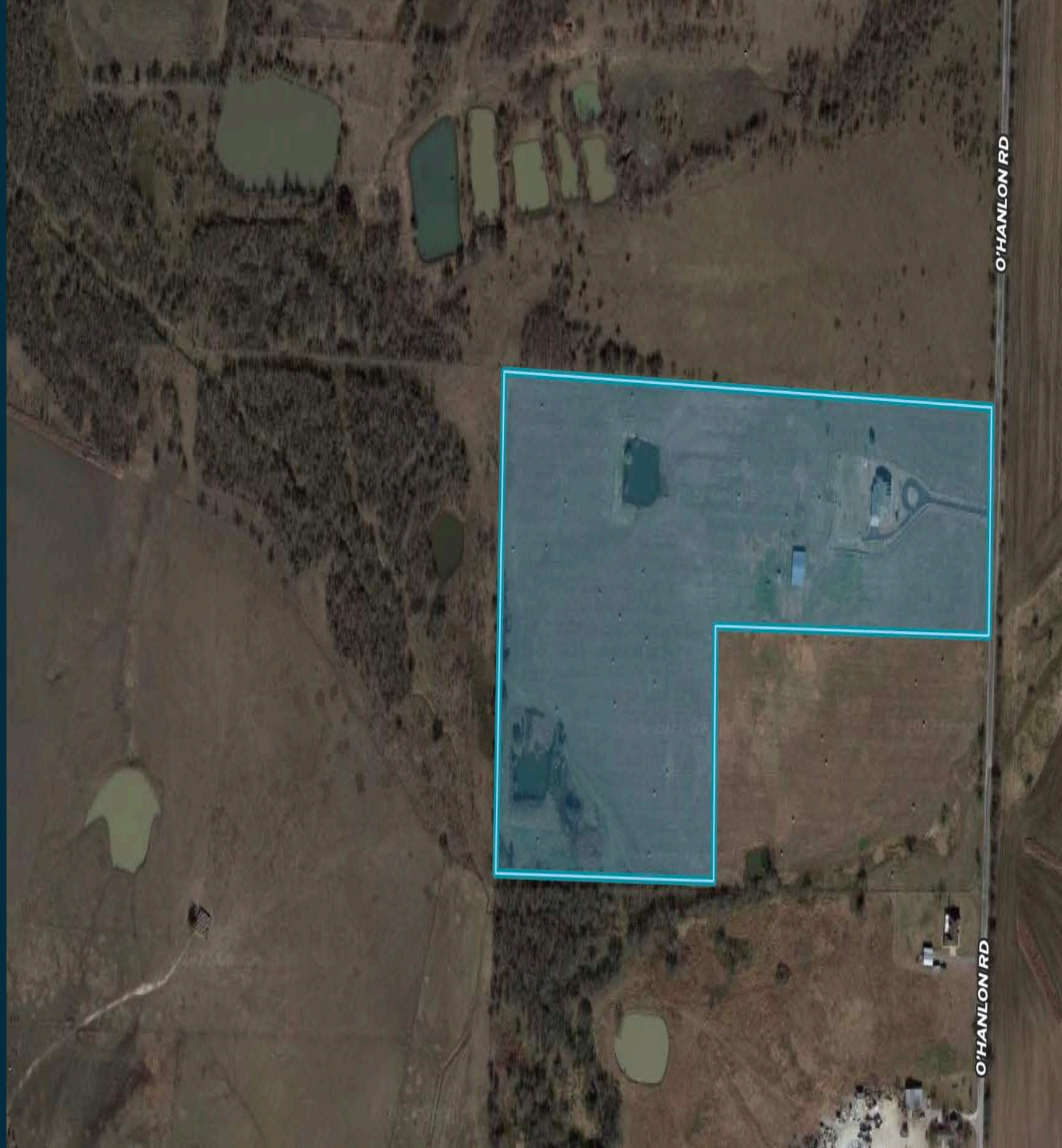
972.726.7000 | 100 Crescent Court, 7th Floor, Dallas, TX 75201 | srclm.com

Subject

Property

26± Acres

- Extensive road frontage off of O'Hanlon Road
- Property includes 2,700sf home and 40'x65' metal barn
- Ag-Exempt ideal for cattle and hay
- Ideal investment for future development or immediate investment



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Property

Overview

Address: 241 O'Hanlon Road, Whitesboro, TX

County: Grayson County

Acres: 26± Improvements: ±2,700sf home;

±2,000 sf barn

Frontage: ±1,000 feet on O'Hanlon Road

Terrain: Gently rolling, pasture, some trees, pond

Utilities: On-site

Access: O'Hanlon Road

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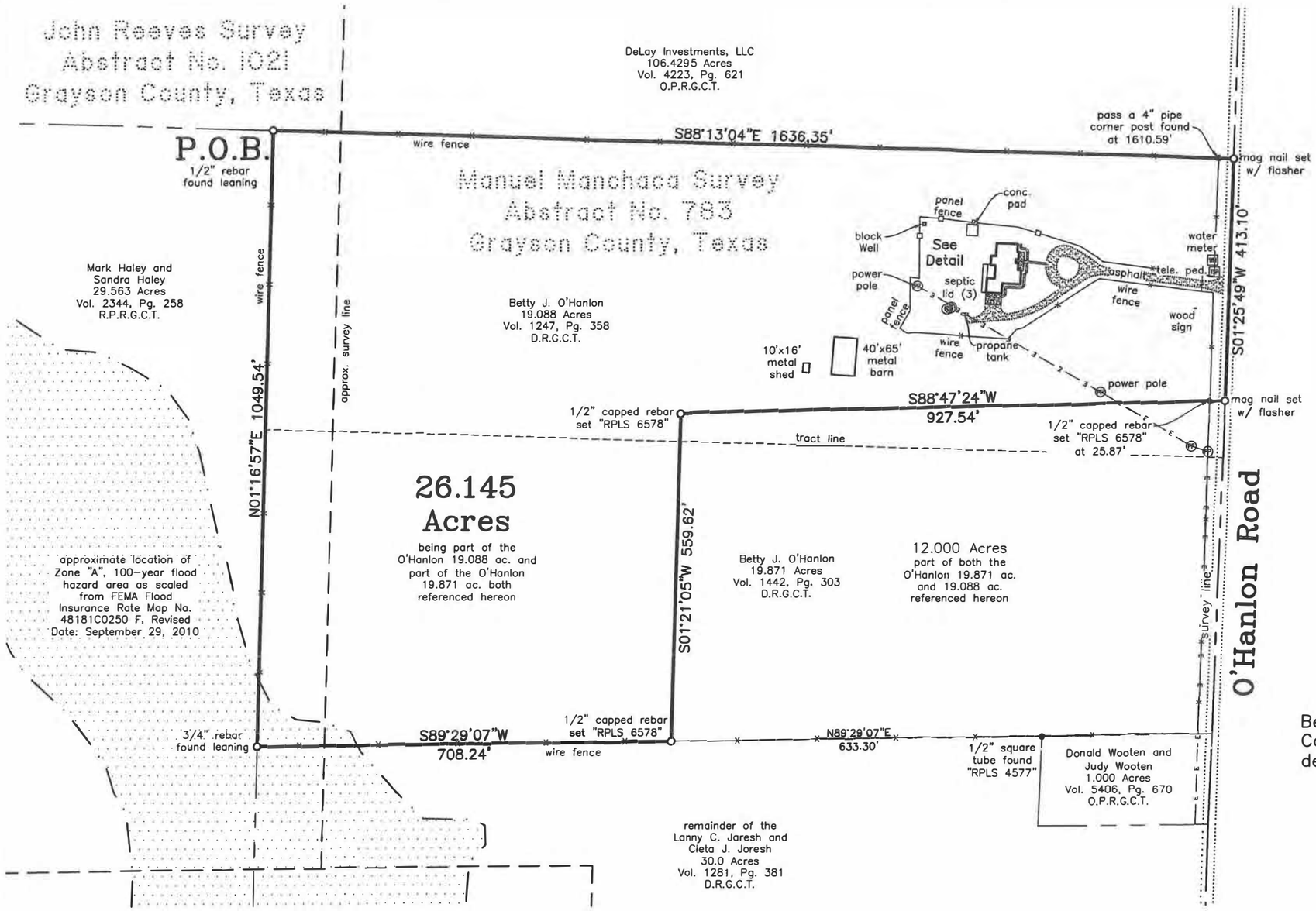
Property

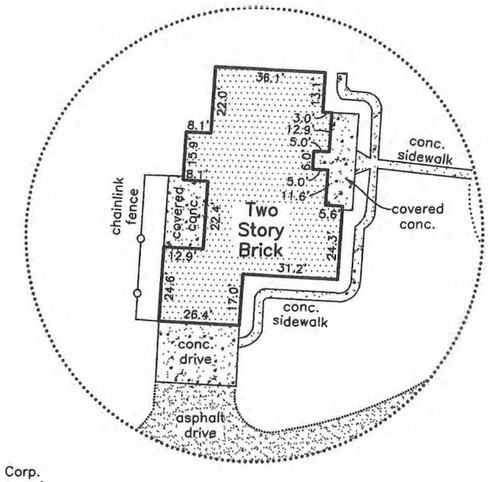
Survey

Job No. BGW030122



Scale:
1"=200'

Detail
Not to Scale



Pickens Resource Corp.
160 Acres (Fourth Tract)
Vol. 2195, Pg. 70
R.P.R.G.C.T.

D.S. Southmayde Survey
Abstract No. 1077
(a.k.a. DS Southmayd)

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Texas Zone, as derived by survey-grade Global Positioning System.

Owner: Betty O'Hanlon

Address: 241 O'Hanlon Road
Whitesboro, Texas

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 4, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

A portion of the subject property shown hereon lies within the limits of a Zone A 100-year Flood Hazard Area, as scaled from the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0250 F, Revised Date: September 29, 2010.

Note: This survey was done without the benefit of a title commitment.

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

This survey is for the sole benefit of the Owners stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

Kate A. Wagner, R.P.L.S. No. 6578
Copyright Date: January 4, 2022

Z:\Shared Projects\Land Projects R2\12 Acre Cutout M. Manchaca Whitesboro\Civil 3D\26.140 Ac O'Hanlon Rd Whitesboro.dwg Layout: 11x17-Landscape Plot Date Jan 4 22 Time: 12:11 PM

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: kate@helveywagnersurvey.net
Texas Board of Engineers and Land Surveyors Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578

FIELD NOTES
26.145 Acres

SITUATED in the County of Grayson, State of Texas, and being a part of the Manuel Manchaca Survey, Abstract No. 783, a part of the John Reeves Survey, Abstract No. 1021, being part of the "called" 19.088 acre tract of land conveyed to George A. O'Hanlon and Betty J. O'Hanlon by R.D. Cole and Thelma M. Cole, dated April 20, 1973 and recorded in Volume 1247, Page 358, Deed Records, Grayson County, Texas, and being a part of the "called" 19.871 acre tract of land conveyed to George A. O'Hanlon and Betty J. O'Hanlon by R.D. Cole and Thelma M. Cole, dated August 1, 1978 and recorded in Volume 1442, Page 303, said Deed Records, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found leaning for the Northeast corner of a called 29.563 acre tract conveyed to Mark Haley and Sandra Haley as recorded in Volume 2344, Page 258, Real Property Records, Grayson County, Texas, in the South line of a called 106.4295 acre tract of land conveyed to DeLay Investments, LLC as recorded in Volume 4223, Page 621, Official Public Records, Grayson County, Texas, at the Northwest corner of both said O'Hanlon 19.088 ac. and the herein described tract;

THENCE South 88 deg. 13 min. 04 sec. East, along the general course of a wire fence, with the North line of said O'Hanlon 19.088 ac. and the South line of said DeLay Investments, LLC 106.4295 ac., passing the West line of said Manuel Manchaca Survey and the East line of said John Reeves Survey, continuing and at 1610.59 ft. pass a 4" pipe corner post found and continuing a **TOTAL** distance of 1,636.35 ft. to a mag nail set with flasher in or near the center of O'Hanlon Road, a public road, in the West line of both the "called" 160 acre tract of land (Fourth Tract) conveyed to Pickens Resource Corp. as recorded in Volume 2195, Page 70, said Real Property Records and the D.S. Southmayde Survey and in the East line of said Manuel Manchaca Survey, at the Southeast corner of said DeLay Investments, LLC 106.4295 ac. and the Northeast corner of both said O'Hanlon 19.088 ac. and the herein described tract;

THENCE South 01 deg. 25 min. 49 sec. West, along the center of said O'Hanlon Road, with the East line of both said O'Hanlon 19.088 ac. and Manuel Manchaca Survey and the West line of both said Pickens Resource Corp. 160 ac. and D.S. Southmayde Survey, a distance of 413.10 ft. to a mag nail set with flasher for the most Eastern Southeast corner of the herein described tract;

THENCE South 88 deg. 47 min. 24 sec. West, over and across said O'Hanlon 19.088 ac., at 25.87 ft. pass a 1/2 inch capped rebar set "RPLS 6578" for reference and continuing a **TOTAL** distance of 927.54 ft. to a 1/2 inch capped rebar set "RPLS 6578" for an ELL corner of the herein described tract;

THENCE South 01 deg. 21 min. 05 sec. West, over and across said O'Hanlon 19.088 ac. and 19.871 ac., a distance of 559.62 ft. to a 1/2 inch capped rebar set "RPLS 6578" in the South line of said O'Hanlon 19.871 ac. and the North line of the remainder of a called 30.0 acre tract of land conveyed to Lanny C. Jaresh and Cleta J. Jaresh as recorded in Volume 1281, Page 381, said Deed Records, at the most Southern Southeast corner of the herein described tract;

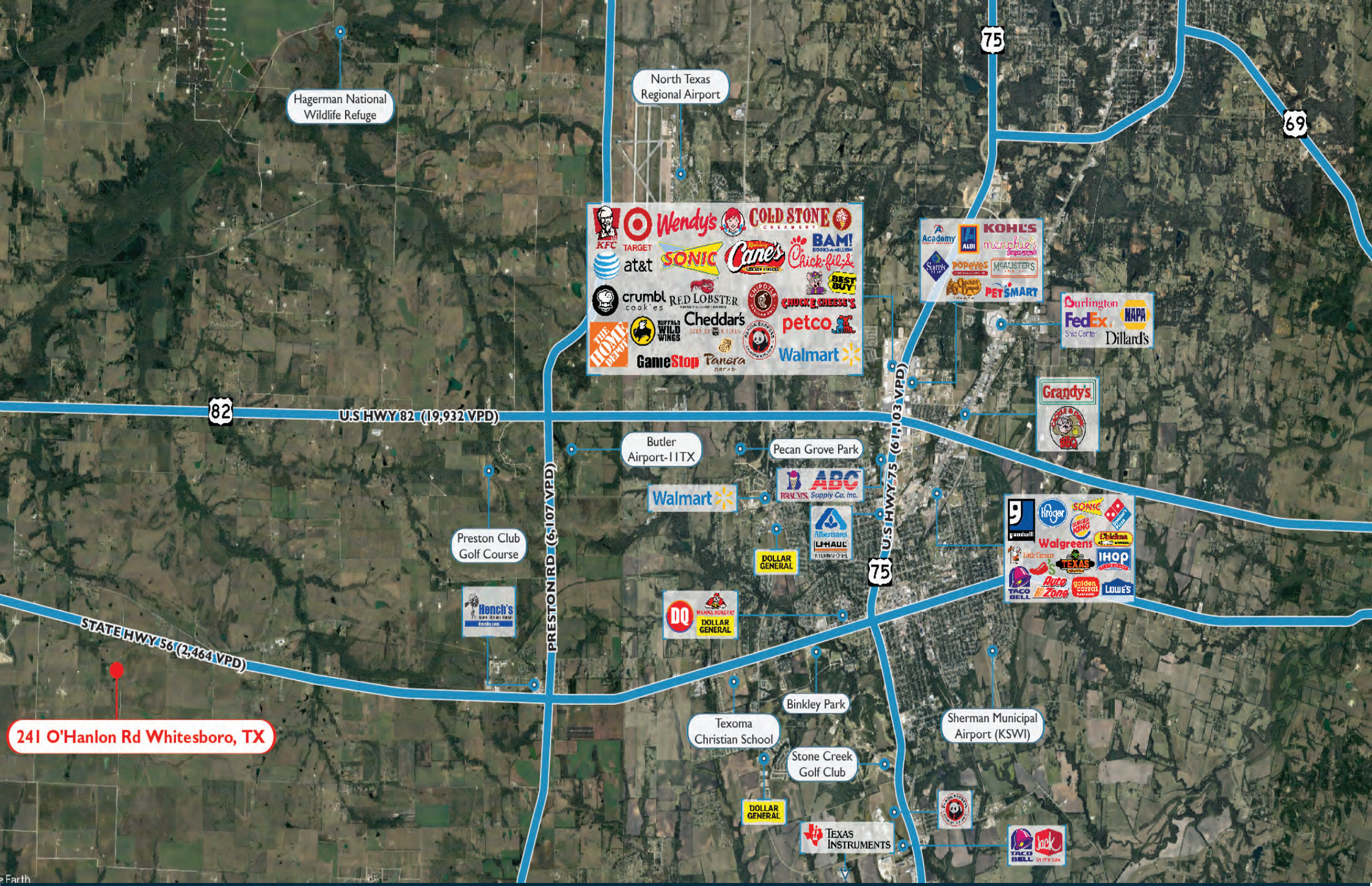
THENCE South 89 deg. 29 min. 07 sec. West, along the general course of a wire fence, with the South line of said O'Hanlon 19.871 ac. and the North line of said Jaresh 30.0 ac., passing the West line of said Manuel Manchaca Survey and the East line of said John Reeves Survey, a distance of 708.24 ft. to a 3/4 inch rebar found leaning for the Southeast corner of said Haley 29.563 ac., the Northwest corner of said Jaresh remainder of 30.0 ac. and the Southwest corner of both said O'Hanlong 19.871 ac. and the herein described tract;

THENCE North 01 deg. 16 min. 57 sec. East, along the general course of a wire fence with the West line of said O'Hanlon 19.871 ac. and 19.088 ac. and the East line of said Haley 29.563 ac., a distance of 1,049.54 ft. to the **PLACE OF BEGINNING** and containing **26.145 ACRES** of land.

Kate A. Wagner, R.P.L.S. No. 6578
January 4, 2022

Local

Demographics



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DEMOGRAPHIC SUMMARY

241 Ohanlon Rd, Whitesboro, Texas, 76273

Ring of 1 mile

KEY FACTS

50

Population

44.2

Median Age

18

Households

$63,011

Median Disposable Income

EDUCATION

N/A

No High School Diploma

N/A

High School Graduate

N/A

Some College

N/A

Bachelor's/Grad/Prof Degree

INCOME

$75,000

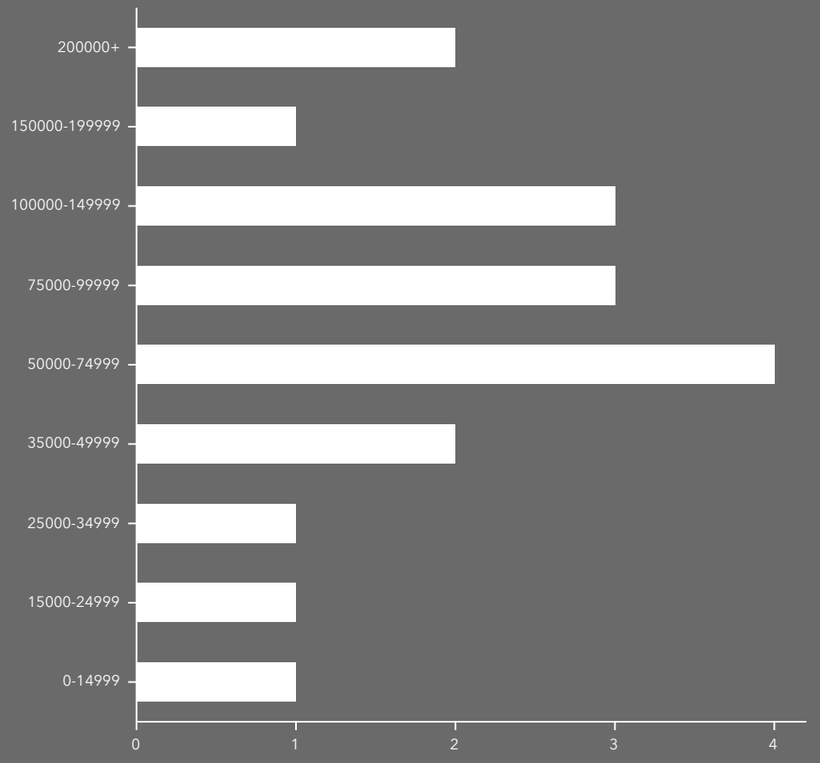
Median Household Income

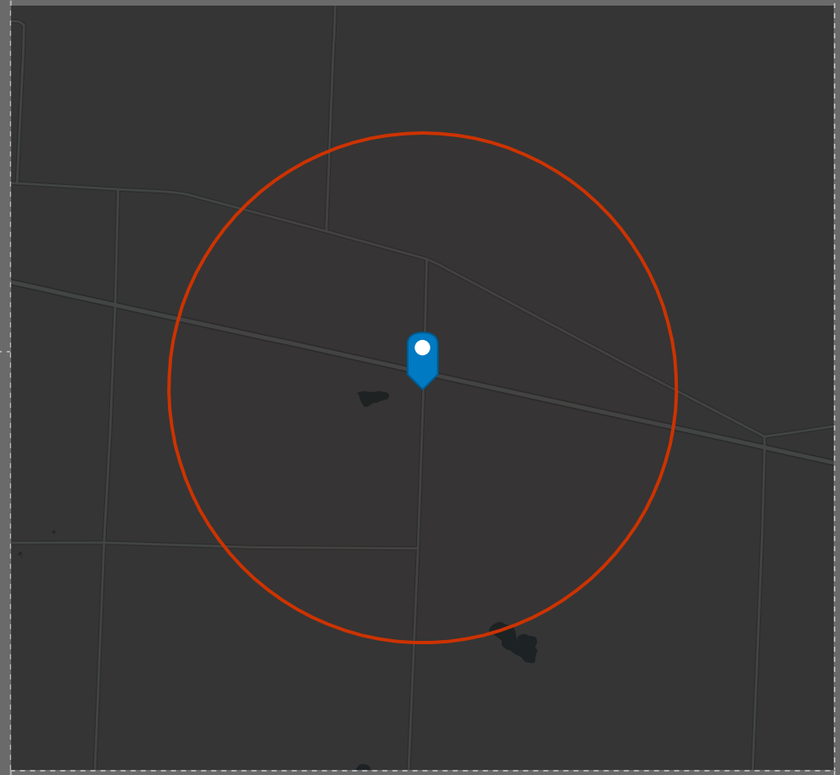
$34,886

Per Capita Income

$288,422

Median Net Worth





EMPLOYMENT

White Collar N/A

Blue Collar N/A

Services N/A

4.2%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.

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DEMOGRAPHIC SUMMARY

241 Ohanlon Rd, Whitesboro, Texas, 76273

Ring of 3 miles

KEY FACTS

1,090

Population

44.9

Median Age

373

Households

$56,950

Median Disposable Income

EDUCATION

N/A

No High School Diploma

N/A

High School Graduate

N/A

Some College

N/A

Bachelor's/Grad/Prof Degree

INCOME

$68,679

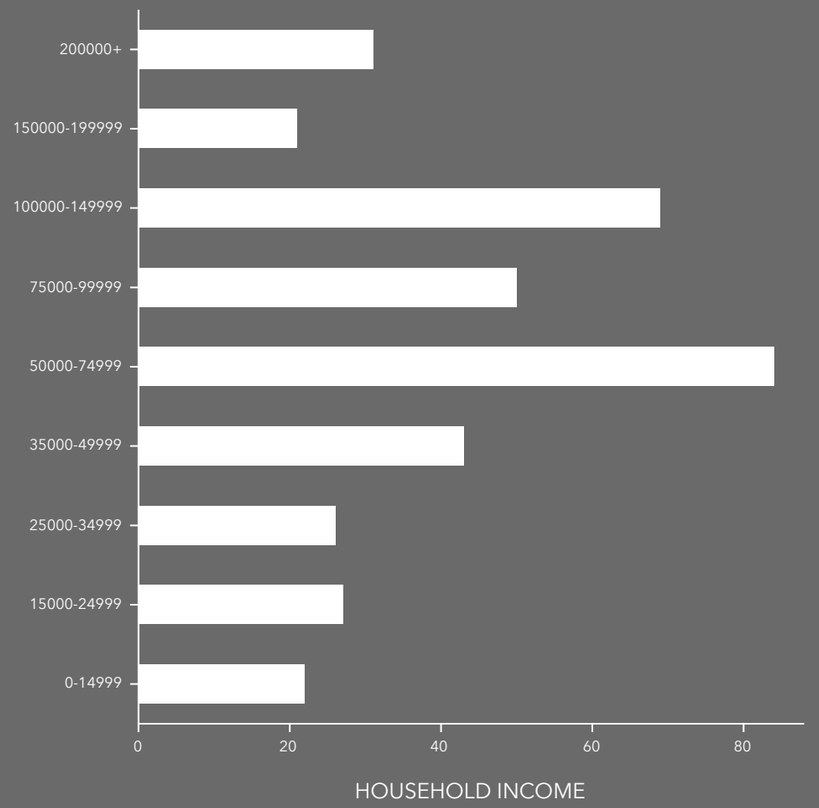
Median Household Income

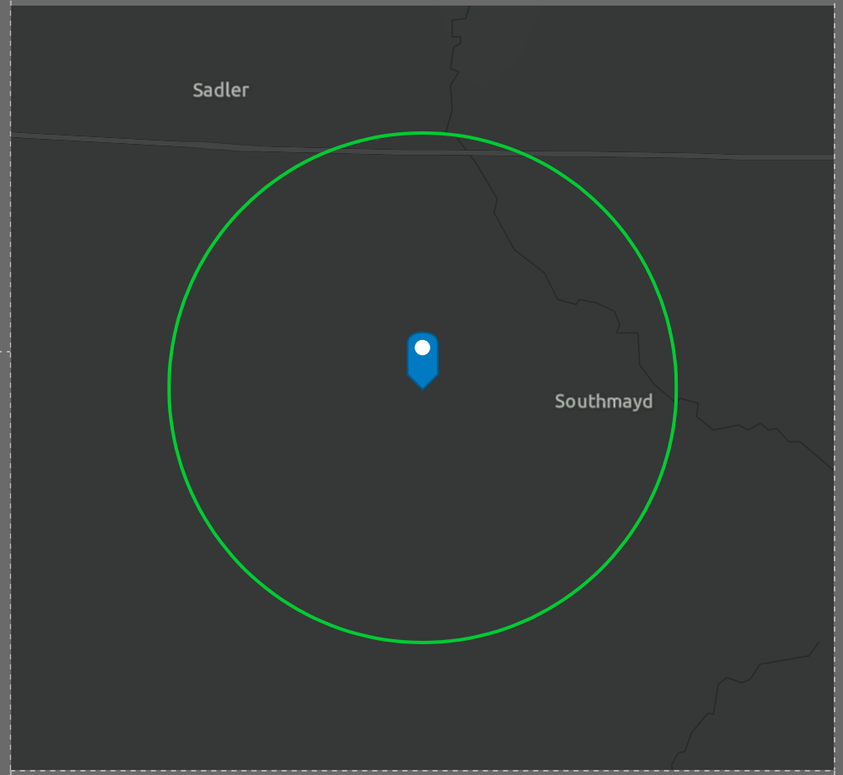
$33,845

Per Capita Income

$261,534

Median Net Worth





EMPLOYMENT

White Collar N/A

Blue Collar N/A

Services N/A

4.4%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.

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DEMOGRAPHIC SUMMARY

241 Ohanlon Rd, Whitesboro, Texas, 76273

Ring of 5 miles

KEY FACTS

3,124

Population

45.1

Median Age

1,126

Households

$56,614

Median Disposable Income

EDUCATION

N/A

No High School Diploma

N/A

High School Graduate

N/A

Some College

N/A

Bachelor's/Grad/Prof Degree

INCOME

$69,396

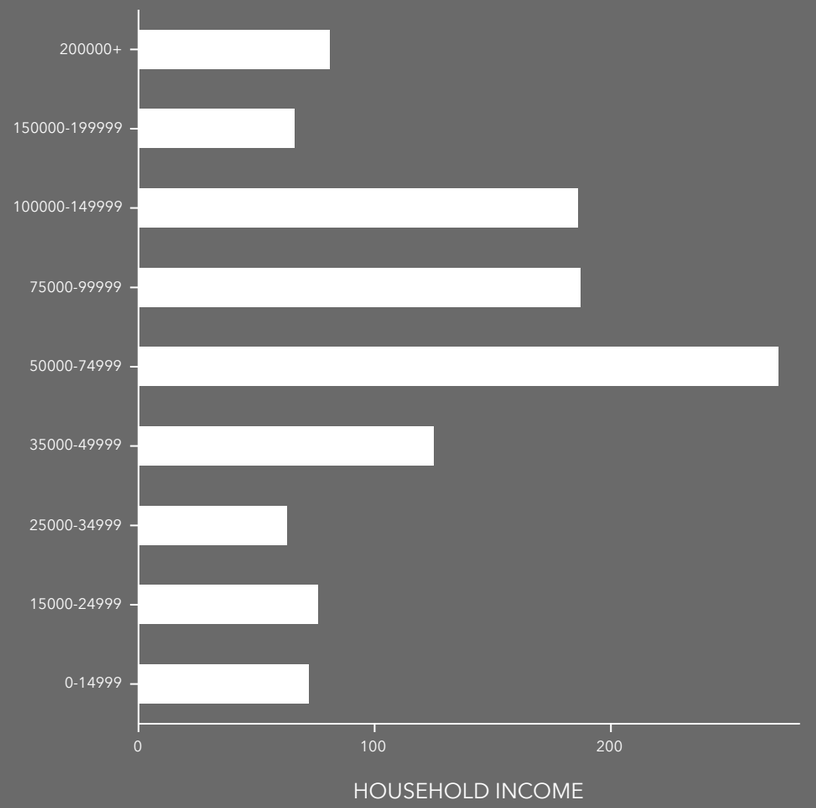
Median Household Income

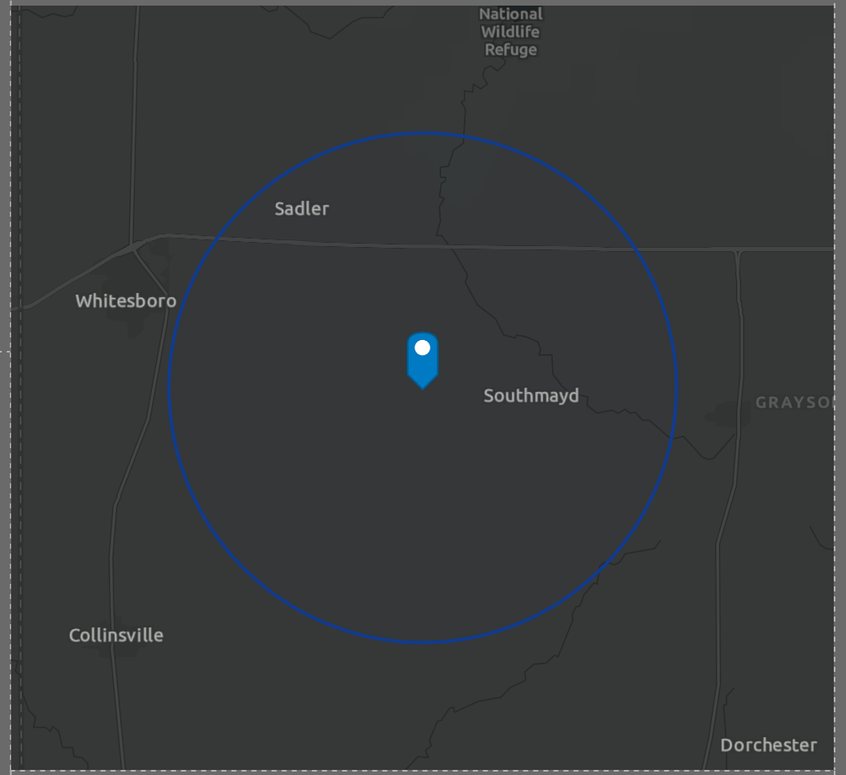
$33,021

Per Capita Income

$258,359

Median Net Worth





EMPLOYMENT

White Collar N/A

Blue Collar N/A

Services N/A

3.7%

Unemployment Rate

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Learn More

Why SRC Local Markets?

SRC Local Markets, LLC was started by two real estate veterans with the following goal in mind "To give our clients the highest level of customer service and to treat every client like they were our only client". Thousands of transactions later we are still guided by that one goal. We make sure that each and every one of our clients gets the same high level of customer services, access to decades of real estate expertise and a team of dedicated individuals that are committed to making sure that our clients real estate goals are achieved with every transaction. In addition, we have access to all of the top real estate research tools to use on our clients behalf, relationships with the top real estate marketing websites and even our own in-house real estate attorney that is available to our clients. Currently, SRCLM is marketing in excess of $100M in property for our clients nationwide.

Land

Disposition Group

About Us

SRCLM's Land Disposition Group serves individual, corporate, public, and private clients in ac-quiring and disposing of real property investments and developments. We pride ourselves on the 40 years of com-bined market knowledge our team has accrued in national and international commercial real estate markets. With this knowledge and foresight, we strive to strategically position our clients to achieve their real estate objectives. We offer extensive market analysis to our clients in order to provide them with the most up-to-date information re-garding their property's value.

Our Objective

Our objective is to provide each client with the utmost care and service. This is done through our personal and hands-on approach to real estate transactions. Each real estate professional assigned to your account is accessible 24/7 by e-mail or phone to assist with any questions or concerns.

Our Approach

Are you looking to invest or dispose of real estate assets? SRCLM has the knowledge and re-sources to analyze and assist you with your real estate needs. We'll assess your real estate portfolio and suggest solutions, including disposition of property, farm and ranch land and help with real estate investments.

When you choose SRCLM, a dedicated team of real estate professionals will serve as your partners, getting to know your specific needs and priorities. We place a premium on accurate, real-time data, and will closely analyze the market to identify and predict long-term trends. Empowered by this valuable data, we'll sit down with you to deter-mine the best course of action for you. From optimizing your real estate portfolio to negotiating contracts, SRCLM pro-vides the expertise you need to keep your real estate investments on point.

Get In Touch

Contact Information

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11-2-2015

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.

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.

SRC Local Markets, LLC	9009875	info@srclm.com	972.726.7000
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Eric R. Glusing	586293	eglusing@srclm.com	214.466.2881
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jessica Dansby	680157	jdansby@srconpoint.com	214.466.2882
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____