

Additional Information

1. WHERE IS THE PROPERTY LOCATED?

Wishing Star Ranch is located in Red River County, just 5 minutes east of Clarksville, TX.

2. WHAT IS THE AVERAGE ELEVATION OF THE PROPERTY?

The average elevation is approximately 350 feet.

3. WHAT IS THE AVERAGE TEMPERATURE THROUGHOUT THE YEAR?

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
48°	52°	60°	67°	75°	83°	85°	85°	84°	69°	58°	50°

4. WHAT DOES THE PROPERTY LOOK LIKE?

Surround yourself with open fields and pine trees of Wishing Star Ranch. This property is located just over 40 minutes east of Paris, Texas. There is a mixture of densed trees and open fields as well as multiple tracts sharing the creek. With every breath of fresh, clean air, you'll know this pristine unspoiled property is for you.

5. WHAT TOWNS ARE CLOSEST TO THE PROPERTY?

This country property is located in Clarksville, Texas and approximately 32 miles east of Paris, Texas, 57 miles west of Texarkana, Texas and 140 miles northeast of Dallas, Texas.

6. WHAT IMPROVEMENTS HAVE BEEN MADE?

This property has been professionally surveyed. All corners have been staked and pinned. Download the **preliminary** [Wishing Star Ranch Survey](#).

7. WHAT ARE MOST PEOPLE PLANNING TO DO WITH THEIR LAND?

Most property owners feel that it is a good opportunity to own a nice lot, yet affordable piece of Texas. Some owners plan to make their property into a second home, while others plan to move to their property after retirement. Many plan to pass it down to their children or grandchildren, while others plan to possibly subdivide the property at a later date, keeping some acreage and selling the rest. Many of the property owners also plan to utilize the property as a permanent home or a recreational retreat or getaway from the hustle and bustle of the big city. These lots are ready for you to build your dream home or just enjoy the good feeling of land ownership.

8. WHAT ABOUT WATER?

Rural water runs along Highway 82 . Please contact Clarksville Connected Utilities to have a meter installed, or go to <http://www.clarksvilleconnected.net> You are also able to drill a well for water if you prefer. Contact a Licensed Texas Well driller for further information and proposed costs.

9. WHAT ABOUT UTILITIES?

Currently, there is electric service available along tracts on Highway 82. Lines and services are provided by Clarksville Connected Utilities.

10. WHAT IS THE PROPERTY ZONED AND WHAT ARE THE PROPERTY TAXES FOR A PARCEL?

The zoning allows Recreational/Agricultural. Currently, the approximate annual property taxes calculate to less than \$64.94 per acre, per year and are current.

11. IF I FINANCE THE PROPERTY, TO WHOM DO I MAKE MY PAYMENTS AND HOW WILL I KNOW I HAVE RECEIVED PROPER CREDIT FOR MY PAYMENTS?

Your payments will be made to Classic Country Land, LLC. We have our own in house financing available.

12. MAY I USE THE LAND WHILE I'M PAYING FOR IT AND WHEN DO I RECEIVE A DEED TO MY PROPERTY?

Yes, beginning the very day you sign the purchase contract, the land is yours to use and enjoy.

13. CAN I RESELL MY PROPERTY IN THE FUTURE AND MAKE A PROFIT?

While there is no guarantee of profit from any land sale, history has shown that the prices of land have generally increased every year. We believe there are many reasons for this upward trend, including inflation, population growth, a decreasing supply of land, the public's desire for a more natural environment, trend toward movement away from urban areas and the increasing popularity of outdoor recreational activities.

14. IS THERE ANY RESTRICTIONS ON THE PROPERTY?

There is no property owners association however we do have [Wishing Star Covenants](#).

15. WHAT WILL THE ROAD SURFACE BE LIKE?

County dirt road and unmaintained dirt roads.

16. DOES A BUYER HAVE TO BUILD A HOUSE WITHIN A CERTAIN TIME FRAME?

A buyer is never obligated to a timeframe to build on their property.

17. WHY ARE SOME PROPERTIES MORE EXPENSIVE THAN OTHERS?

The properties have been priced according to our "A B C" analysis and consideration of the proximity of the parcels to existing electric. "A B C" stands for Access, Beauty and Character. In other words, how good, quick or easy is the access to the property from the main highway or county road, etc. The beauty of the property mainly pertains to the vegetation and scenic views etc. The character of the property refers mainly to its topography. For example: Is the parcel flat, rolling, steep, etc.

18. IS THERE A PENALTY FOR PAYING OFF MY LAND EARLY?

There is absolutely no prepayment penalty. Your monthly payment is applied to your account balance using simple interest on the unpaid balance. Any and all extra monthly payments will be applied directly to the principal. All extra payments will directly lower your balance, reducing the overall interest you pay on your purchase.

19. CAN I MAKE AN OFFER AND WHAT KINDS OF DISCOUNTS ARE AVAILABLE?

Offers are discouraged as the properties are priced for immediate sale under our "No Hagggle" pricing policy.

20. WILL I BE PRESSURED TO BUY?

Absolutely not! At Legacy Online Land our "no pressure" policy is always in effect. Our prime properties practically sell themselves. We won't be hounding you to buy.

However, our friendly ranch representatives are always available to take your call and

answer any questions you might have and we welcome those calls. Be assured you'll always be treated with respect and there will be absolutely no pressure to buy.

References are also available upon request.