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Real Estate buyers are hereby notified that real properties and its rights and amenities are subject to many forces and impact whether natural, those cause by man, or otherwise: including, but not limited to, drought or other weather-related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers should investigate any concerns regarding a specific real property to their satisfaction.

When buying investment property, the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Texas Ranch Brokers, LLC.