



Milam & Burleson Counties



Ever dream of owning your own, PRIVATE LAKE?



1,176.764 Acres of beautiful rolling terrain, improved coastal pastures, large scattered trees, amazing hilltop views, wooded areas with lots of wildlife, two lake-side homes, covered boat dock with metal lifts & party area with bar, a paved and lighted runway with hanger, a 3+ mile paved driveway and so much more.....



Whether your life's ambition is running cattle, hunting, fishing, boating, flying, collecting or just enjoying mother nature at her best, this ranch can satisfy anyone's interests. Upon entering the gated rock entry, you will experience the ultimate peacefulness that this unique lake property reflects.

From the winding, paved driveway to the breathtaking 70+ acre Private Lake, you are sure to find what you've been looking for.









## PROPERTY FEATURES AND ATTRIBUTES

- 1,176.7643 acres situated in Milam and Burleson Counties
  - 70 +/- Acre PRIVATE LAKE
- 8 lb average bass with multiple 13+ lbs bass that have been caught.
- Lake is stocked with large mouth bass with two forage ponds that release Talapia on an ecosystem maintenance schedule for feeding purposes.
  - Operating on a Catch and Release Management program
- Engineered dam with 150' seine restraint along spillway to contain fish population
  - Elevation ranges from 300' to 422'
- 30 + mile Views (KYLE FIELD can be seen on a clear night)
  - 45'x60' Boat dock with lighted bar/party area
- Two electric steel Boat lifts and 3 bay jet ski dock with lifts and floating dock
  - Paved drive and concrete boat ramp from lakeside shop
- 35'x80' lakeside automotive/boat/jetski shop with emergency 85KW tri-phase deisel generator, insulated & three 5 ton HVAC systems, kitchenette, and restroom facility with shower.
- Shop has a floor space capacity for at least 10 classic cars or other collectibles with a total cubic capacity of 92,400 cubic feet
  - 15 + ponds and stock tanks for livestock and wildlife
  - Paved driveway across the ranch ( 3+/- miles )
    - Paved and lighted 2622' runway
- 60' x 150' open sided Airplane hanger with enclosed storage area (25'x32') with overhead lighting, overhead door and pass through door
- Hanger has capacity for 3 single engine and 2 twin engine aircraft plus outside capacity for two more aircraft across the runway
  - 2,700 SF, 3/3, three story lakeside home
  - 1,400 SF, 3/2 two story, guest house
- Lighted and paved walk-ways along the lake, between the houses
  - Four water wells
  - Fenced and Crossfenced
  - Pipe working pens
- Hay barn can hold up to 400 round bales with enclosed equipment and workshop area with power, water, overhead door, lighting and welding machine connections.

- Improved pastures and appx 140 acres of designated hay production
  - Wooded habitat and Native pasture
- Variety of native wildlife: whitetail, hog, duck, dove, and occasional turkeys, bobcat, and Canadian geese



10981 FM 2000- Caldwell, TX 77836 (Between Caldwell and Bryan/College Station)

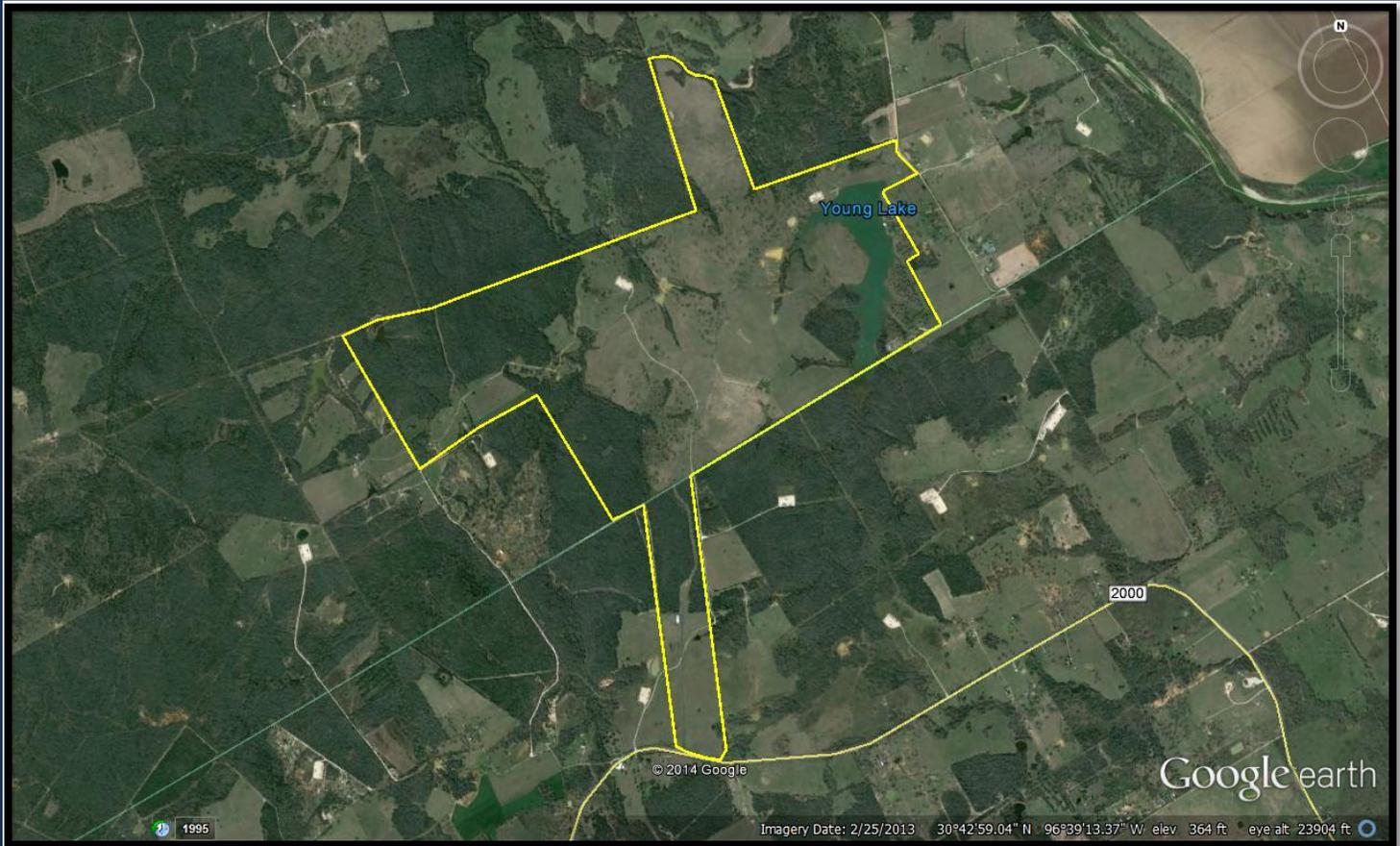


Located just 30 miles to Bryan/College Station  
2.5 hours to GB Intercontinental Airport-Houston, 2 hours to Austin-Bergstrom Airport-  
Austin and just over 3 hours to DFW Intercontinental Airport-Dallas

GPS

**For the pilots, the Lat/Lon for your GPS is: 30-42.173N 096-39.291W, Runway is 18/36**





Offered at \$11,500,000.00

Call Dave Cunningham (979) 777-4474 or

Karen Gray (979) 777-3960

to schedule your personal tour of this "One of a Kind" ranch!



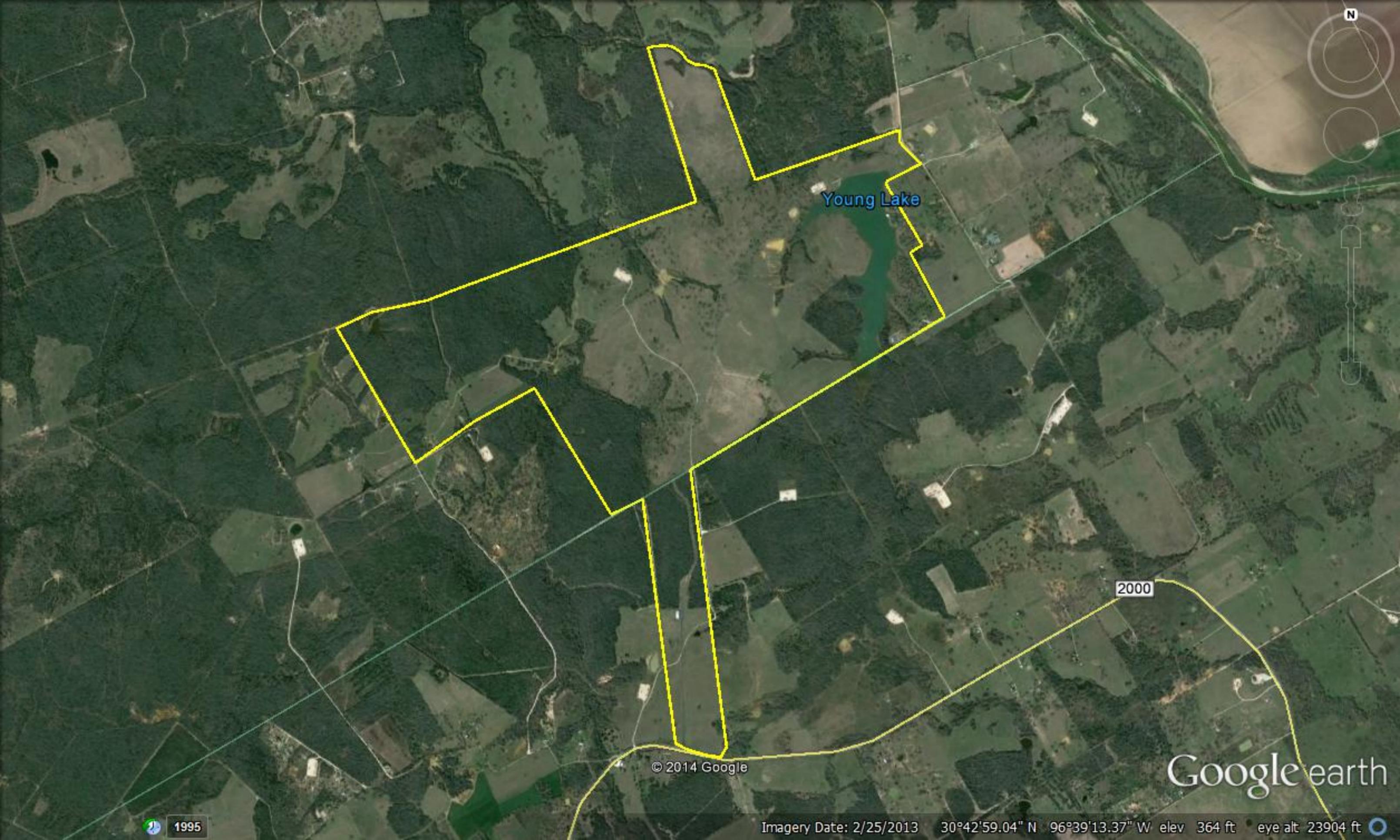
**Cunningham Real Estate**

1205 S. Market St - Hearne, TX 77859

[www.CunninghamRealEstate.com](http://www.CunninghamRealEstate.com)

**(979) 279-2757**

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Young Lake

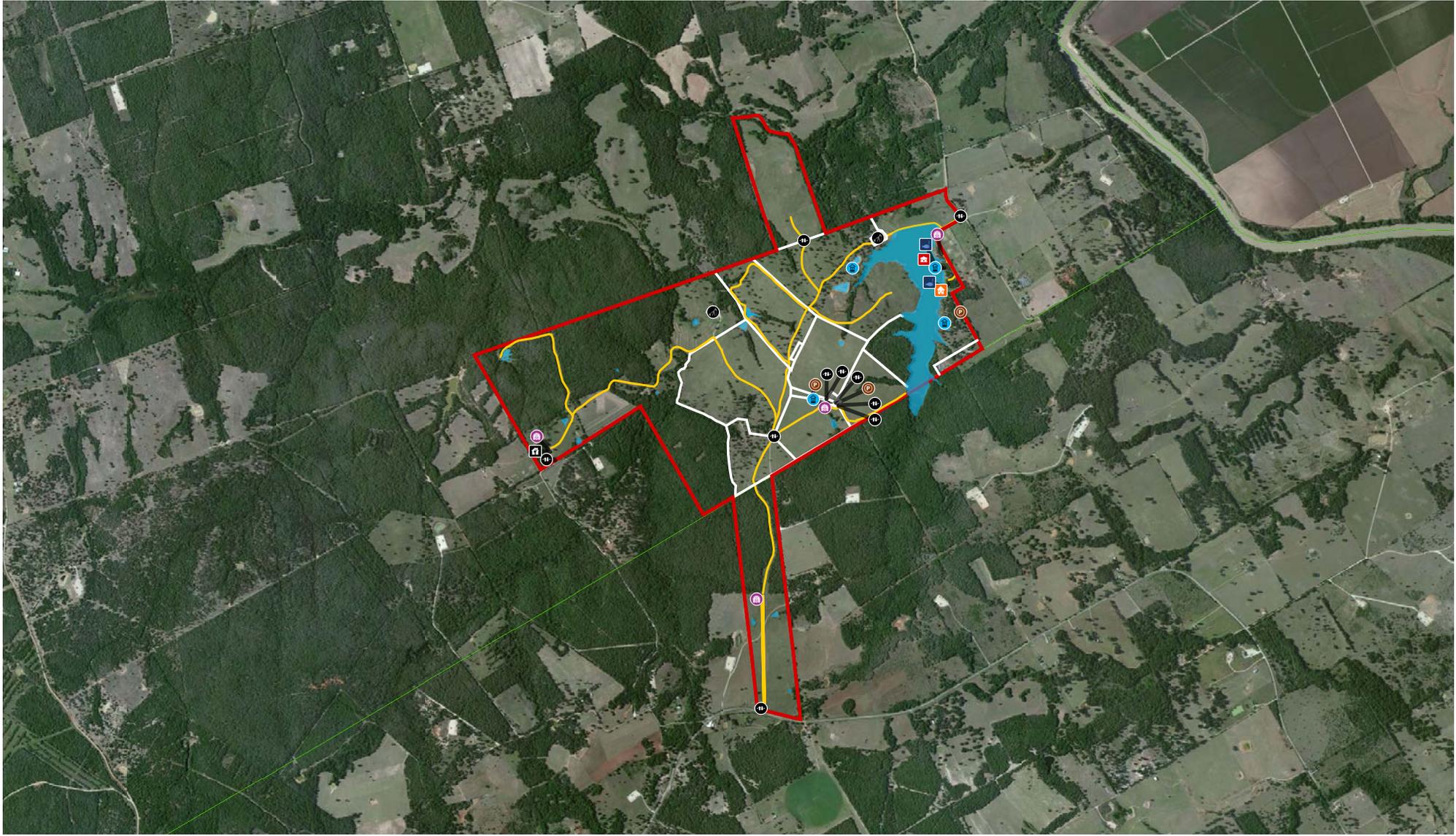
2000

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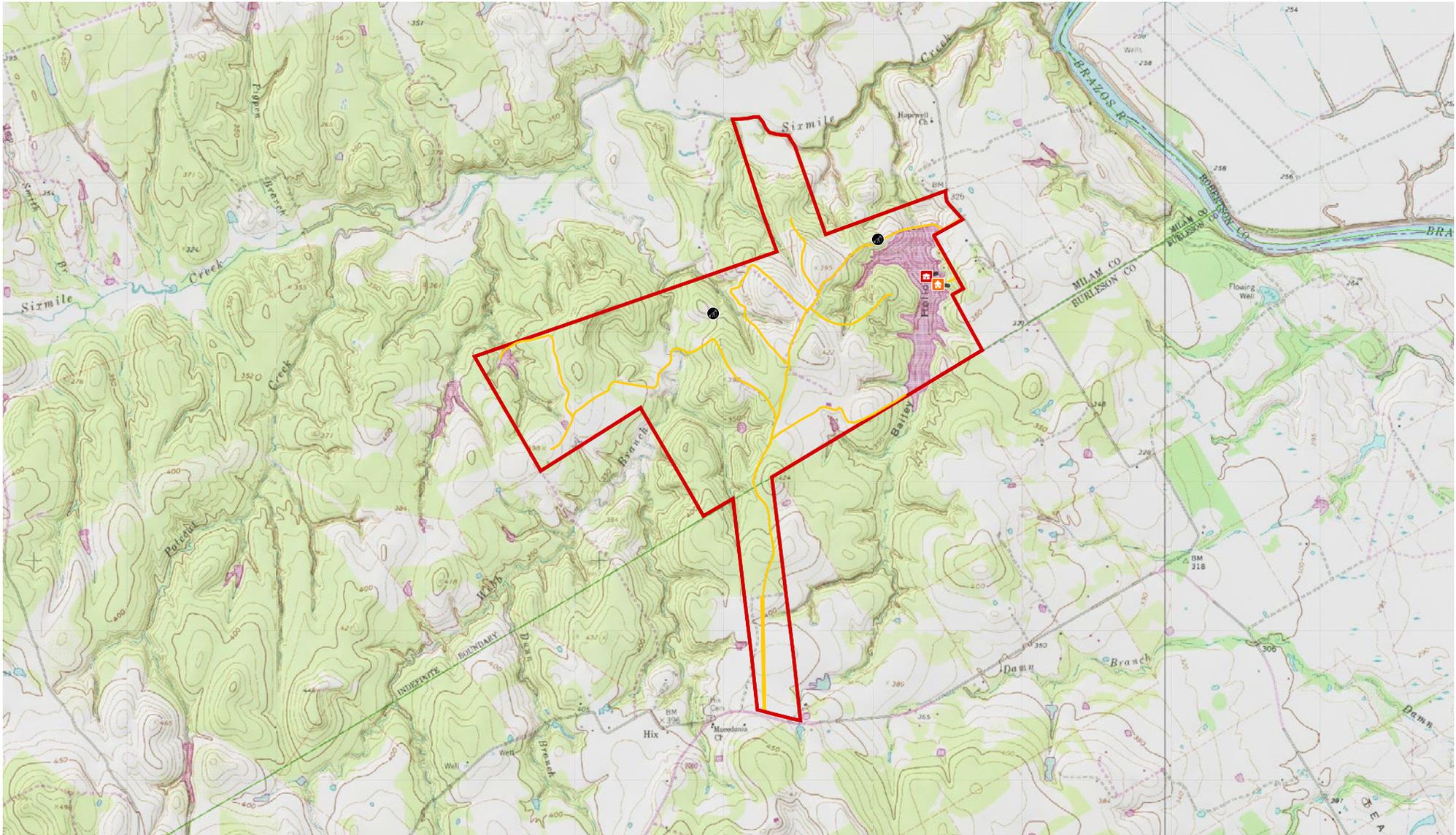
1995

Imagery Date: 2/25/2013 30°42'59.04" N 96°39'13.37" W elev 364 ft eye alt 23904 ft



- |           |            |            |                 |
|-----------|------------|------------|-----------------|
| Fence     | Boundary   | Main House | Oil Well        |
| Boundary  | Road/Trail | House      | Pens            |
| Pond/Tank | Well       | Pier       | Foreman's House |
|           | Gate       | Barn       |                 |

**BNB Ranch-Topo**  
 Milam, Texas, 1176.76 AC +/-



- Road/Trail
- Boundary
- Boundary

- Main House
- House
- Oil Well

**KAREN GRAY**  
 1205 S. Market Street - Hearne, TX 77859

(979) 777-3960

info@cunninghamrealestate.com



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**Approved by the Texas Real Estate Commission for Voluntary Use**  
*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K