



**154.68 ACRES**

6750 CR 201  
Snook, TX 77878

**FOR SALE**

**PRICE REDUCTION!**



Beautiful 154.68 acre Burleson County ranch just 20 minutes from  
Kyle Field!

Custom built home, guest-quarters, metal buildings, barn, and  
extensive pipe corrals.

For more information, please contact:

John R. Clark  
979.268.6840  
john@clarkisenhour.com

Scott Lovett  
979.268.6840  
scott@clarkisenhour.com



Clark Isenhour Real Estate Services, LLC  
3828 S College Ave  
Bryan, Texas 77801  
www.clarkisenhour.com

No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner.



## PROPERTY INFORMATION

### The Land

This ranch has a great balance of open pasture and wooded areas. High open views with great alternate home-sites if desired for the future. Deer, dove, ducks, hogs.

You must get out on the land to appreciate the great rolling topography and clean, clear views. This ranch has 4 sides and only 4 neighbors, this is increasingly rare for a property this close to Bryan/College Station. There are apparently no pipeline or other easements crossing the property.

**Seller will convey surface control and 10% of mineral rights owned.**

### The Home

Nice concrete drive leads to the home set back off the road among large oak trees. The home was custom built in 1999 by Ricky Thompson. Approx. 3300 SF. 3 bedroom, 3 and a half baths.

Downstairs: Master Suite, Great family room with lot of windows and fireplace. Formal dining and breakfast rooms, Lovely open kitchen. Mud room/laundry room with half bath.

Upstairs: Two bedrooms each with private baths and large closets. Small den/loft between the bedrooms.

A lovely covered porch completely surrounds the home and ties into a nice carport connecting to a spacious two car garage with stairs leading up to a 20' x 13' bonus room.

Home is on an aerobic septic system and water well. Electricity provider is Bluebonnet Electric Coop.

### Other Improvements

2 bedroom, 1 bath, with kitchen/dining/living area. Very functional as guest quarters but needs some TLC.

Very extensive pipe pens, corrals, chutes that will impress the cattleman. The squeeze chute and working area is all covered under metal shed. Needs paint and some repair. The pens connect to a 4000 sf covered pole barn with stalls.

2600 SF metal shop building, built by Rhodes Building Systems. (40' X 65' X 18' eave height)

~~Offered For Sale: \$1,540,000 (\$9,956 per acre)~~

**PRICE REDUCED: \$1,385,000 \$1,229,700!**

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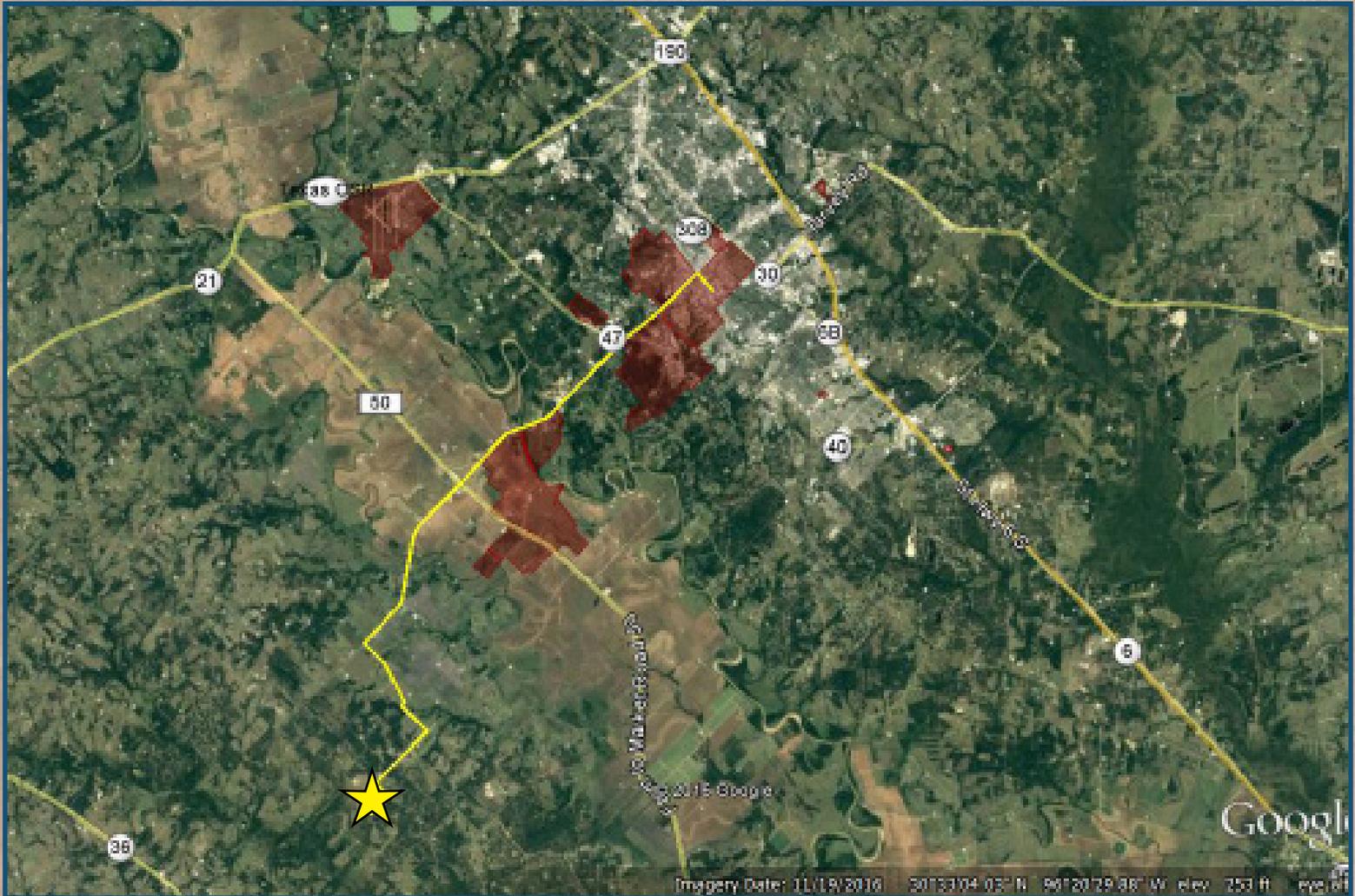
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Less than a 20 minute drive from College Station!

Directions: From FM 2818 (West Bypass) head West on Hwy 60 for 11.6 miles. Turn left on CR 270 for 2.7 miles. Turn right CR 201 for 1.8 miles. Your new ranch is on the left!

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# PROPERTY PHOTOS



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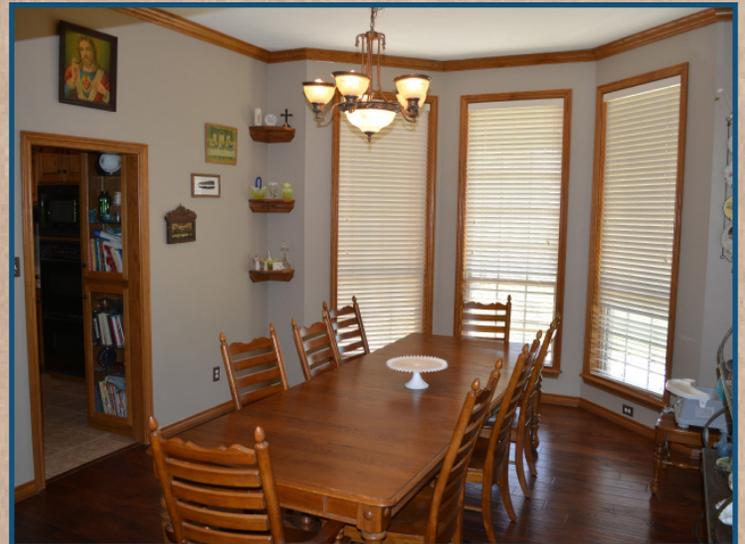
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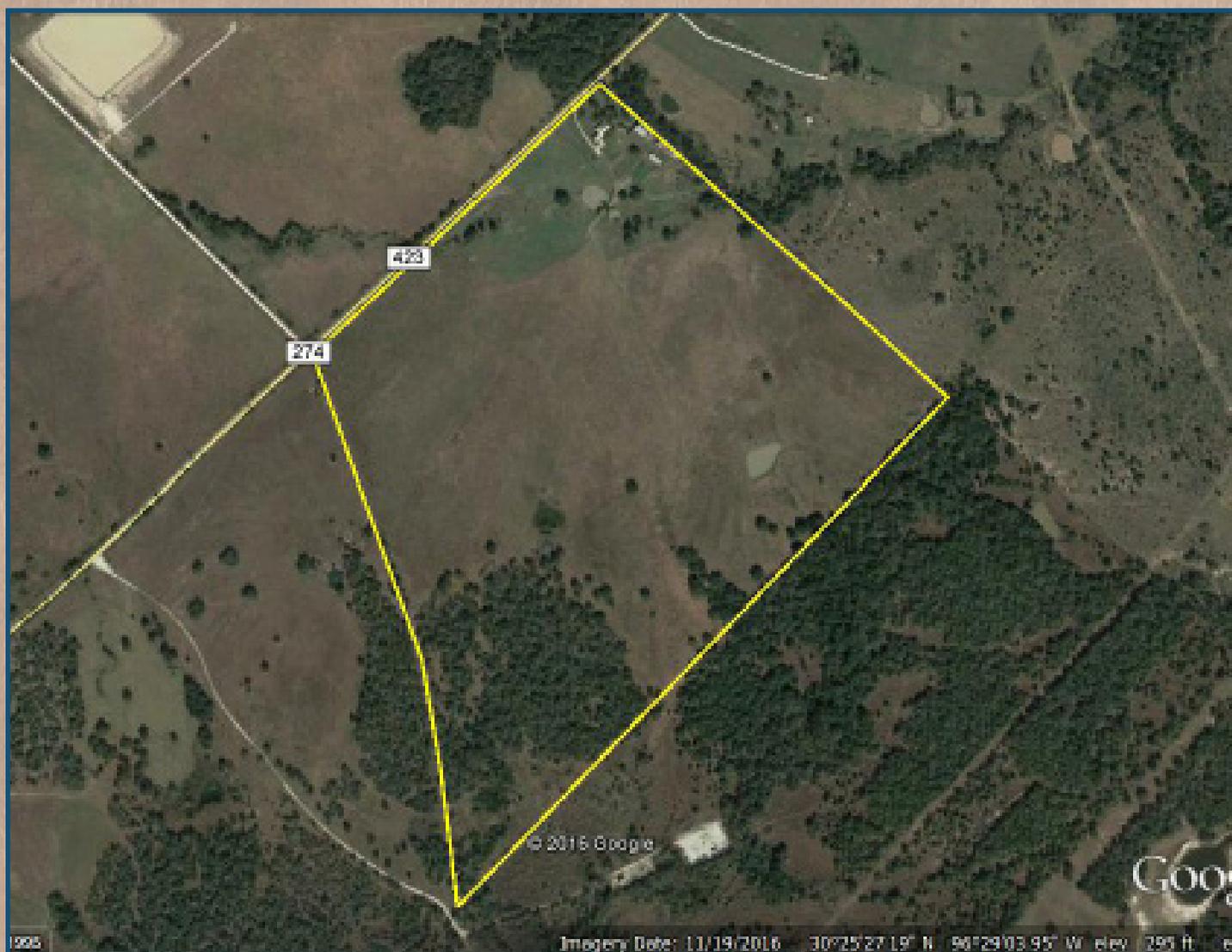
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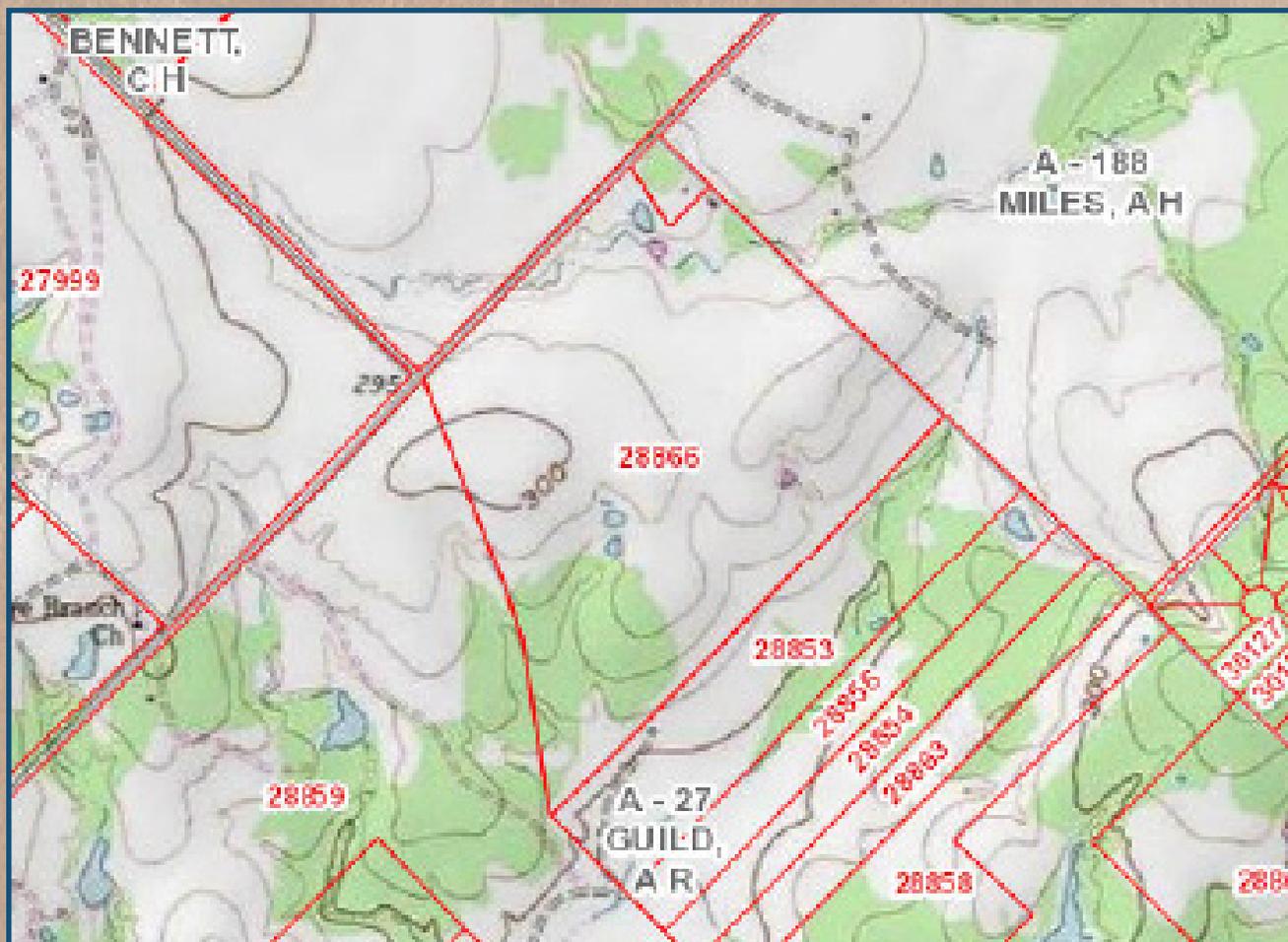
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## Information About Brokerage Services

11-2-2015

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.

\_\_\_\_\_  
Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name      License No.      Email      Phone

\_\_\_\_\_  
Designated Broker of Firm      License No.      Email      Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/  
Associate      License No.      Email      Phone

\_\_\_\_\_  
Sales Agent/Associate's Name      License No.      Email      Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials      Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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Josh Isenhour

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Fax:

Information about

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