

**HIGH FENCE RANCH | FOR SALE**





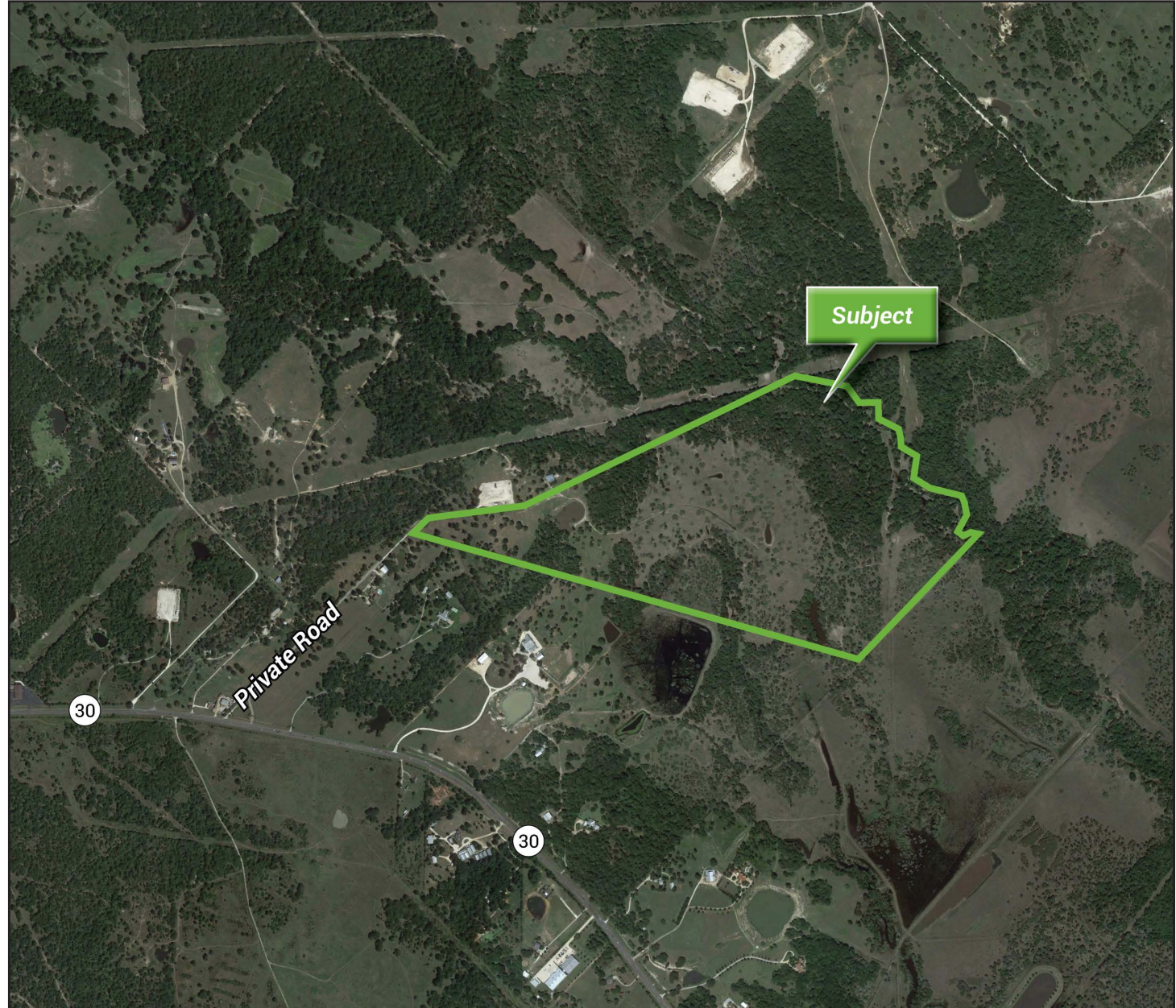
### OFFERING SUMMARY

**Sales Price** \$1,699,000

**Price/AC** \$9,708/AC

### Property Highlights

- 7 minutes from Kyle Field
- High fenced hunting ranch
- Numerous creeks, ponds and great wildlife habitat
- Several outstanding home sites





## PROPERTY INFORMATION

**Size** +/- 175 AC

**Location** Southeast of College Station on Highway 30 in Brazos County, just north of the intersection with William D. Fitch Parkway

**Improvements** Water well

**Frontage/Access** No public road frontage; accessed from Highway 30 by a deeded easement that is paved to the property

**Topography/Water Features** Rolling terrain to the east with a mixture of hardwoods along the creeks, mesquite lined fields, & numerous stock ponds

**Wildlife** Whitetail deer, hogs, various exotics

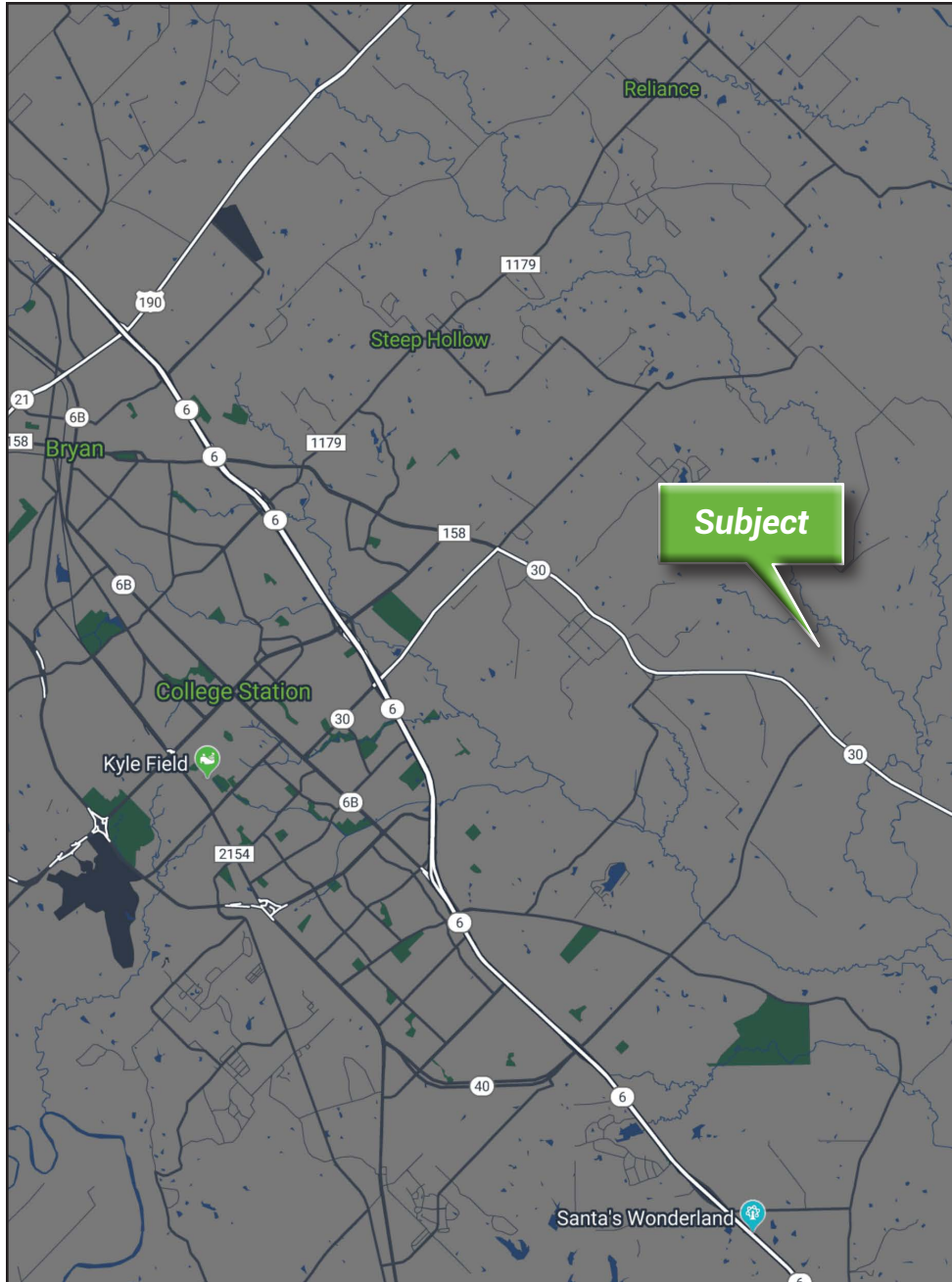
**Flood Plain** Approximately 75% located in the floodplain along Brushy Creek & Wickson Creek

**Minerals** Owner owns a small portion of the minerals which are negotiable. The property is currently under lease.

**Other** A small portion of the ranch is not high fenced, but seller will high fence within 60 days after closing

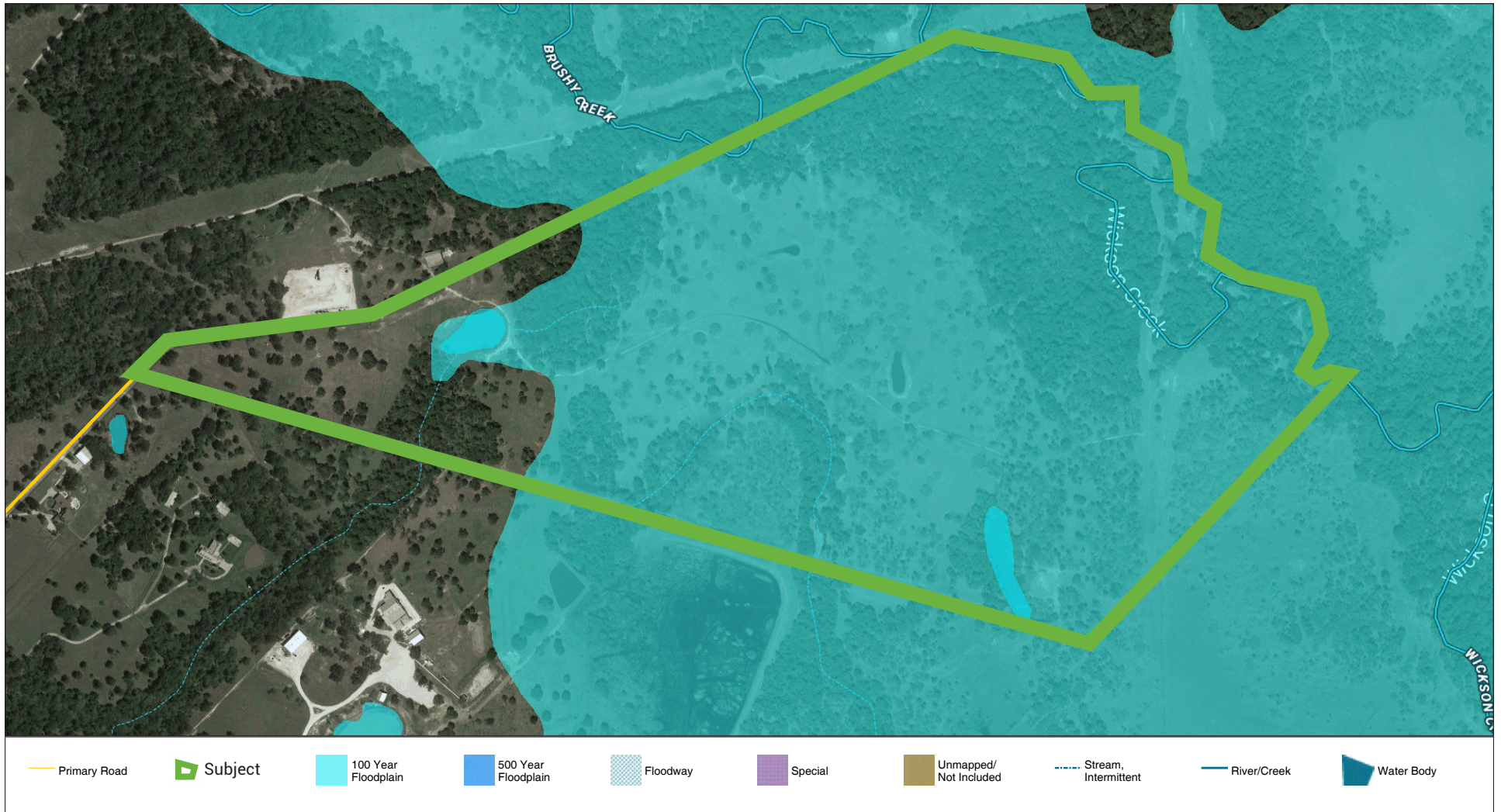








## Flood Plain Map





SUMMARY • PROPERTY DESCRIPTION • MARKET OVERVIEW • DISCLAIMER



Located in the center of the Texas Triangle that is Dallas-Fort Worth, Houston, and San Antonio, The Bryan / College Station area is a high growth area, offering access to unmatched resources. The area provides access to a highly educated workforce with a unique work ethic, a low cost of doing business environment, and a quality of life that makes the region

one of the most livable metro areas in the United States.

The Bryan/College Station area provides excellent connectivity to anywhere in Texas and all parts of the world. The area is located within 100 miles of both Houston and Austin, and less than 200 miles from Dallas and San Antonio: State Highway 6 runs north & south through Bryan/College Station, connecting with U.S. Highway 290 in the south & Interstate-35 to the north & State Highway 21 connects east to Interstate-45 & west to Interstate-35.

Sources: Research Valley Partnership

## COLLEGE STATION, TEXAS



**#1 BEST PERFORMING  
SMALL CITY IN TEXAS**

**BEST SMALL CITY IN  
TEXAS FOR JOB GROWTH**



**#1 BEST PLACES IN  
TEXAS TO RETIRE**

**HIGHEST INCOME  
GROWTH IN THE U.S.**



**BEST PLACE TO LIVE IN  
TEXAS**





# TEXAS A&M UNIVERSITY®

Texas A&M University opened its doors in 1876 as the state's first public institution of higher learning. The Texas A&M campus located in College Station, Texas serves as the founding member of the Texas A&M University System. Texas A&M University System includes the main campus in College Station, ten other universities, and seven state agencies.

**69,367+**  
STUDENTS

**128**  
UNDERGRAD  
DEGREES

**300**  
GRADUATE  
DEGREES

**\$905M+**  
RESEARCH  
EXPENDITURES

**19**  
COLLEGES  
& SCHOOLS

Established in 1883, Blinn College is one of the largest community colleges in Texas and consistently has one of the highest transfer rates in the state, as well as transferring more students to Texas A&M than any other community college. Blinn College is the first county-owned community college campuses in the State of Texas, and has campuses located in Brenham, Bryan, Schulenburg, and Sealy.



**5**  
DISTINCT  
CAMPUSES

**1,800+**  
ACADEMIC  
HONORS  
EARNED

**42%**  
IN TUITION  
SAVED

**26:1**  
STUDENT TO  
FACULTY RATIO

**12,000+**  
STUDENTS





# HISTORIC DOWNTOWN BRYAN

Bryan began as a small-town stop along the state's expanding railway system. But almost from the beginning, Bryan was different: It quickly distinguished itself from the many other railway stops across the state by flourishing into a vibrant—and permanent—center of business and trade. Today, Downtown Bryan offers an array of music, food, shopping, and art that is the foundation for its title as one of Texas Cultural Arts Districts. The streets of Downtown Bryan are rich with a variety of detail - from antique shops to family-owned restaurants, to art galleries, and boutiques.

**10**

**BUILDINGS LISTED ON THE  
NATIONAL REGISTER OF  
HISTORIC PLACES**

NAMED ONE OF THE  
**"GREATEST PLACES IN TEXAS"**  
-AMERICAN PLANNING ASSOCIATION



# GEORGE BUSH PRESIDENTIAL LIBRARY

The George Bush Presidential Library and Museum at Texas A&M University is dedicated to preserving and making available the records and artifacts of George H.W. Bush, the 41st President of the United States. The library and museum's archives and collections contain 44 million pages of records, 2 million photographs, and over 122,000 artifacts. The library and museum promotes civic literacy and increased historical understanding of our national experience, and foster a community of public service and volunteerism.

**44M  
PAGES OF  
RECORDS**

**140,000  
VISITORS  
ANNUALLY**



# HEALTH CARE SERVICES

Baylor Scott & White Medical Center - College Station is a nationally accredited Chest Pain Center and Level III Trauma Center. College Station Medical Center is a licensed Level III Trauma unit. The medical center is the only hospital in the Brazos Valley Region to receive national certification in joint replacement from the Joint Commission and is an accredited Chest Pain Center, a certified Primary Stroke Center, and the region's first accredited sleep center. CHI St. Joseph Regional Health Center is the only Level II Trauma Center in the region, and has a widely recognized surgery program.

**NATIONALLY  
ACCREDITED  
MEDICAL CENTERS**

**610+  
BEDS  
COMBINED**



# TEXAS A&M UNIVERSITY SYSTEM

The Texas A&M University serves as the founding member of the Texas A&M University System. Texas A&M University System includes the main campus in College Station, ten other universities, and seven state agencies. College Station, Texas serves as the headquarters for the following state agencies: Texas A&M AgriLife Research, Texas A&M Engineering Experiment Station, Texas A&M Forest Service, Texas A&M AgriLife Extension Service, Texas A&M Engineering Extension Service, Texas A&M Veterinary Medical Diagnostic Laboratory, and Texas A&M Transportation Institute.

**\$580M IN  
SCHOLARSHIPS  
& GRANTS**

**151,000+  
STUDENTS  
ENROLLED  
THROUGHOUT  
TEXAS**



# 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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457

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Designated Broker of Firm

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Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



**For More Information About This Property,  
Please Contact**

**OLDHAM GOODWIN GROUP**

**Jay Tjoelker**

**Associate | Land Services**

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**Bryan / College Station**

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