



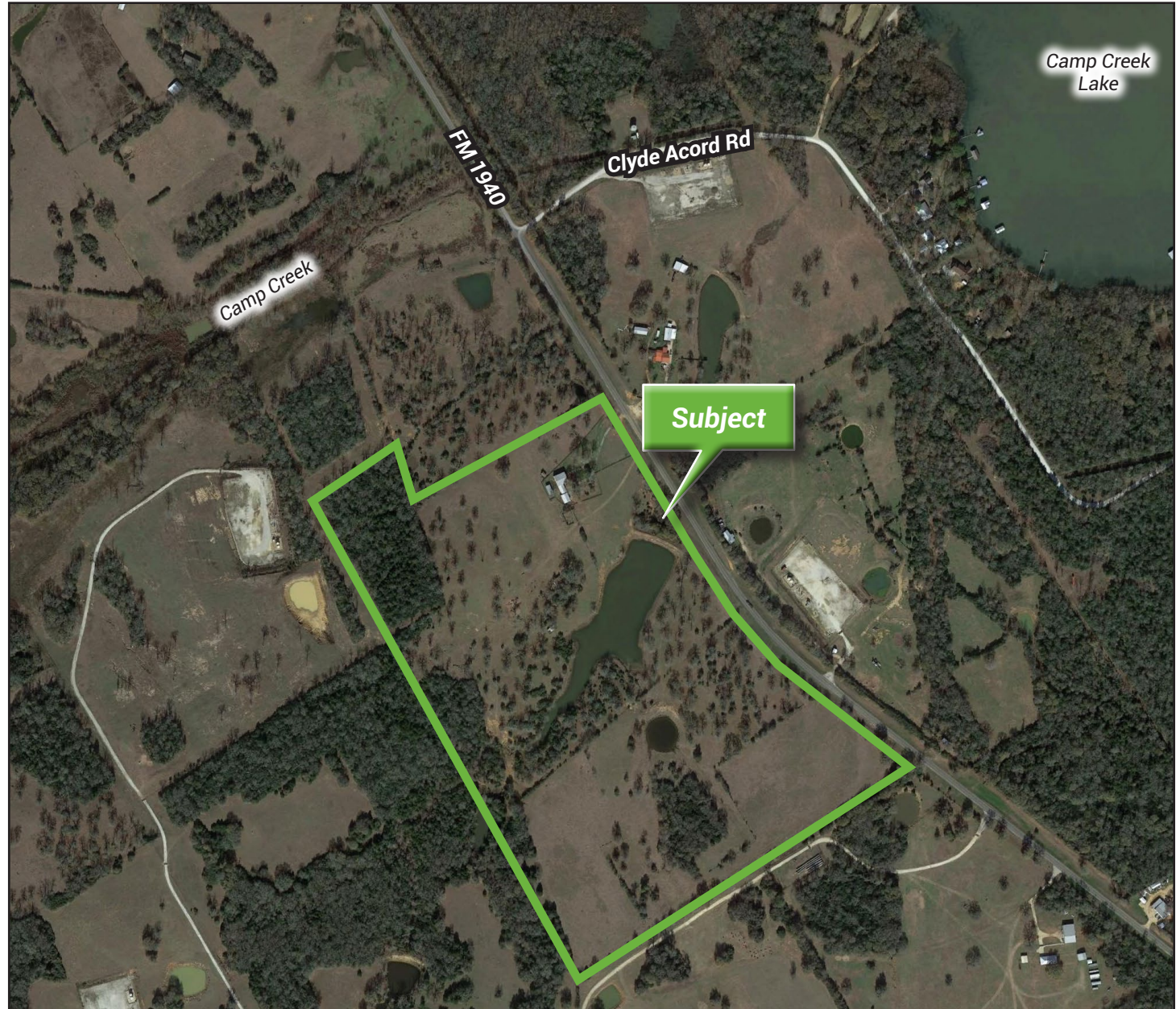
OFFERING SUMMARY

Sales Price \$850,000

Price/AC \$10,759/AC

Property Highlights

- 35 minutes from Bryan/College Station in desirable Franklin ISD
- Gated entryway leading to a barndominium with attached metal barn
- Great views from several future home sites overlooking a 5 acre lake
- Investment potential for future development due to ample road frontage along FM 1940



PROPERTY INFORMATION

Size +/- 79 AC

Location The Rocking L Ranch is located in eastern Robertson County on FM 1940, directly across from Camp Creek, approximately 35 minutes from Bryan/College Station

Improvements 3,500 SF home with metal framing & metal siding, containing two stories with 4 bedrooms & 3.5 bathrooms; 1,200 SF covered carport attached to a 1,250 SF metal barn

Frontage/Access ~2,200' on west line of FM 1940. Gated entrance on FM 1940 and very rectangular in shape making future division easily attainable.

Topography/Water Features Rolling terrain with outstanding elevation changes throughout the property, with views to the east and south. Majority of the property is pasture with scattered oak trees and several areas of heavy woods. A 5 AC lake is located in the middle of the property with an additional small pond. Elevation ranges from 350' to 400'.

Wildlife Whitetail deer, hogs, dove and ducks

Flood Plain None. Camp Creek is located north of the subject property. 5 AC lake as well as a small pond.

Minerals Owner's mineral interests are currently held in a trust and will be reserved by the current owners. All surface rights will be conveyed.





SUMMARY • PROPERTY DESCRIPTION • PROPERTY PHOTOS • DISCLAIMER

Barndominium & Attached Metal Barn





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.

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Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,
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