



FORGING LAND & LEGACY



PRESENTS

380 acres

Madison County

+/-380 DEEDED ACRES | \$2,500,000 | NORMANGEE, TX



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Overview

Tucked in the far western side of Madison County and bordering Brazos County, this ranch has everything that the outdoor enthusiast is looking for. A perfect mix of open pastures, scattered among dense hardwood stands, creates multiple hunting and grazing opportunities. With nearly 100' of elevation change, the rolling topography ranges from high peaks with views to flat bottomland. There is no shortage of water on the ranch. The centerpiece is a 4-acre spring-fed lake that has been stocked and managed to produce trophy bass and crappie. Caney Creek runs along the western border of the ranch and is accessible in several places. There is also frontage on the Navasota River which provides excellent fishing. A man-made duck slough was strategically placed where Caney Creek runs into the river and has a water level control structure in place. For improvements, an all-weather, caliche rock road runs from the front gate all the way to the center of the property where the shop building sits. The shop is 30x50 enclosed and has large porches on two sides for a total of 4,000 sqft of slab under roof and is perfect for entertaining family and guests. Inside, the shop has storage area and a small finished out room with a bathroom, kitchenette, lockers for hunting clothes and hanging racks for waders. Under roof on the back side of the building is a full cleaning station including Skinning rack, walk in cooler, cutting table, stainless steel 3 well sink and hot water. There is a deep water well that services the shop as well as electricity and a septic tank.





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QUICK FACTS

- 380.77 Acres
- Great mix of woods and pasture
- 4ac Lake/ Duck Slough/ Small Pond
- Navasota River frontage/ West Caney Creek
- Excellent Interior Road System
- Shop building with bathroom and kitchenette
- Cleaning station with walk in cooler
- Excellent Hunting and Recreational Value
- Close Proximity to Bryan/College Station
- All utilities including deep water well
- Large acreage neighbors





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380ac MADISON COUNTY





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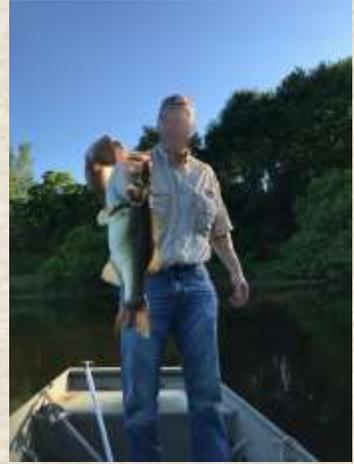
IMPROVEMENTS





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WILDLIFE





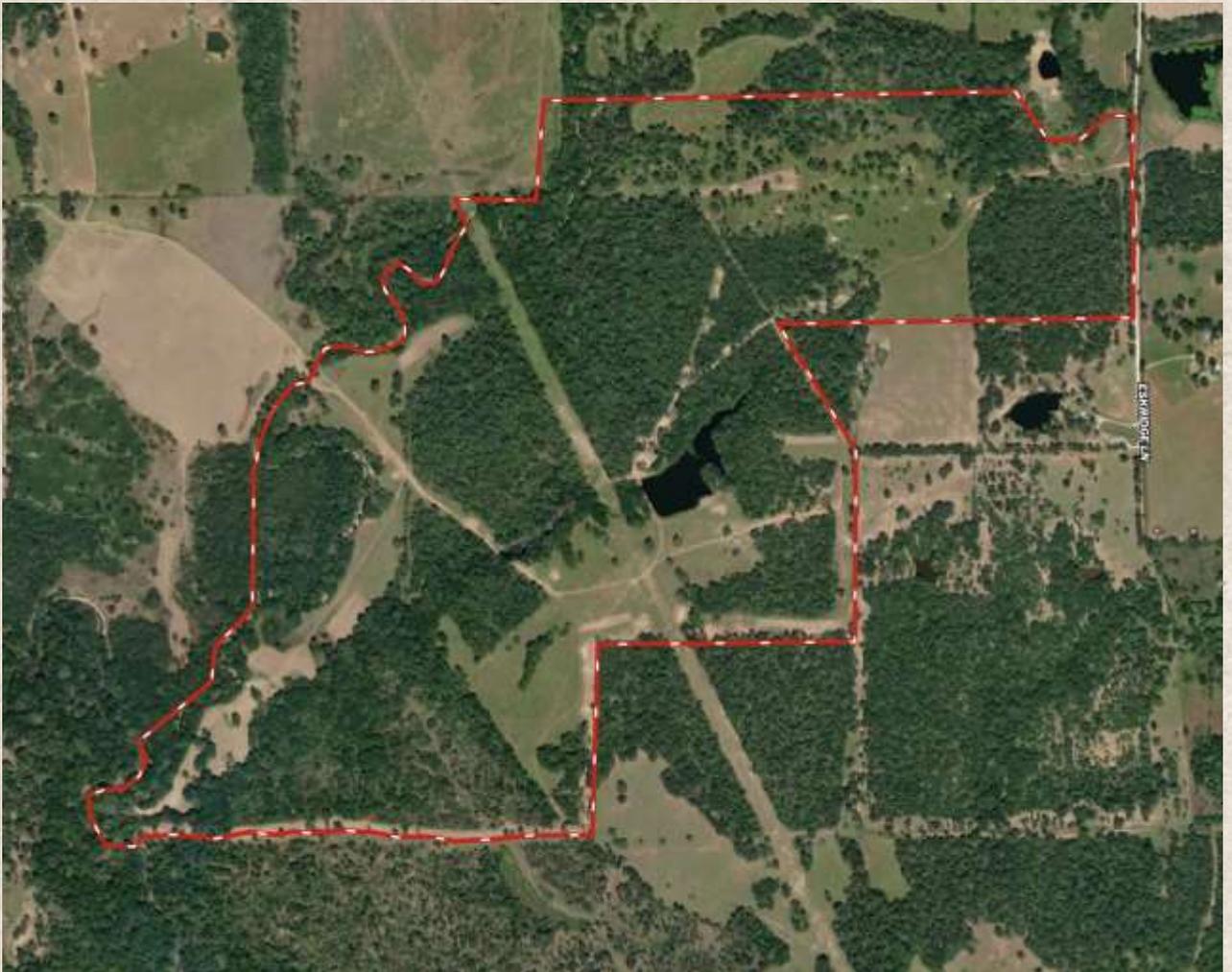
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LOCATION

Conveniently located within a short driving distance from all major Texas cities, The Ranch is easily accessible from FM 1452 and Eskridge Ln. From OSR, go south on FM 1452 approx. 2 miles and turn right on Eskridge Ln. From Hwy. 39, go west on FM 1452 approx. 4.5 miles and turn left on Eskridge Ln. The gate is ½ mile down Eskridge Ln on the right. Eskridge Ln is a dead end road with minimal traffic.

DRIVE TIME

BRYAN/CS – 30 MINUTES | AUSTIN - 2 HOURS | HOUSTON – 1.5 HOURS
DALLAS – 2 HOURS | SAN ANTONIO – 3.5 HOURS





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CIRCLE T REALTY

Our mission at Circle T Realty is straightforward: To preserve and promote a life lived off the land. We exist to serve the land, the lifestyle and those who are called to it. We do so by being the most honest, most hard-working land men in the state of Texas. With a true passion for the land combined with a collective background in real estate, finance and agriculture, we bring a lifetime of experience and exceptional service to buyers and sellers.

We have a long-standing history that allows us to understand all the dynamics and nuances of the market. We have a combined 60 years in ranch real estate and look forward to many more. We are all avid outdoorsman and hunting is a big part of our lives. We take pride in our knowledge of the land and animals and are eager to pass it along.

Our service doesn't stop after the sale, we believe it should exist for life. We are available year-round for our clients whether they are looking for their next piece of property or need ideas on what to do with their current property. We pride ourselves on helping clients realize the full potential of their property and we work hard to help them achieve it.

THE TEAM





Information About Brokerage Services

Texas law requires all real estate licensees 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Steven Torno</u>	<u>415416</u>	<u>torno@circle-t-realty.com</u>	<u>(903)536-3318</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Steven Torno</u>	<u>415416</u>	<u>torno@circle-t-realty.com</u>	<u>(903)536-3318</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>DEJECO Properties</u>	<u>9003942</u>	<u>DEJECO Properties</u>	<u>(979)777-6523</u>
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