

An aerial photograph of a vast, green rural landscape. The terrain is mostly flat with some undulations, covered in lush green grass. A winding dirt road or path cuts through the fields. In the lower-left foreground, there is a small, dark, irregularly shaped pond. To the right, a long, white, rectangular building, likely a barn or warehouse, is visible. The background shows a distant horizon with more fields and some scattered trees under a clear blue sky.

West End Ranch

☆ 210 Acres ☆
Austin County, Texas



WEHDEM GROUP

WEST END RANCH - KEY FACTS

OVERVIEW

- *210 Rolling Acres in NW Austin County*
- *Just 15 minutes from Brenham*
- *Located between Houston & Austin*
- *Long-range views*
- *Multiple Build Sites*
- *3 Ponds*
- *Mature Trees and Wooded Creek*
- *Large, central barn and working pens*
- *Sandy Loam soils; highly productive*
- *Ample road frontage*
- *Can easily Subdivide*

IMPROVEMENTS

- *8,000 SF main barn with concrete floor*
- *Working pens with traps*
- *Electric to barn and other homesite*

WATER

- *Stock Ponds*
- *Multiple Water Wells*
- *Live Water Rocky Branch Creek*

ROAD FRONTAGE

- *Frontage*

WILDLIFE

- *Whitetail Deer*
- *Dove*
- *Ducks*





OVERVIEW

A picturesque property with hilltop views in the community of Bleiberville.

Ranch has multiple homesite options with great views.

Situated mid-way between Austin and Houston and 15 minutes from Brenham's restaurants, shopping, and amenities. 20 minutes to Round Top.

Rolling topography down to Rocky Creek Branch.

Mature hardwoods and pecans and multiple stock ponds.

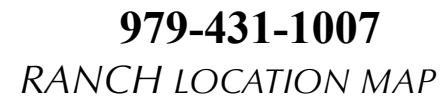
Historically used for cattle grazing & hay production. Cross-fenced pastures ready to utilize as you see fit.



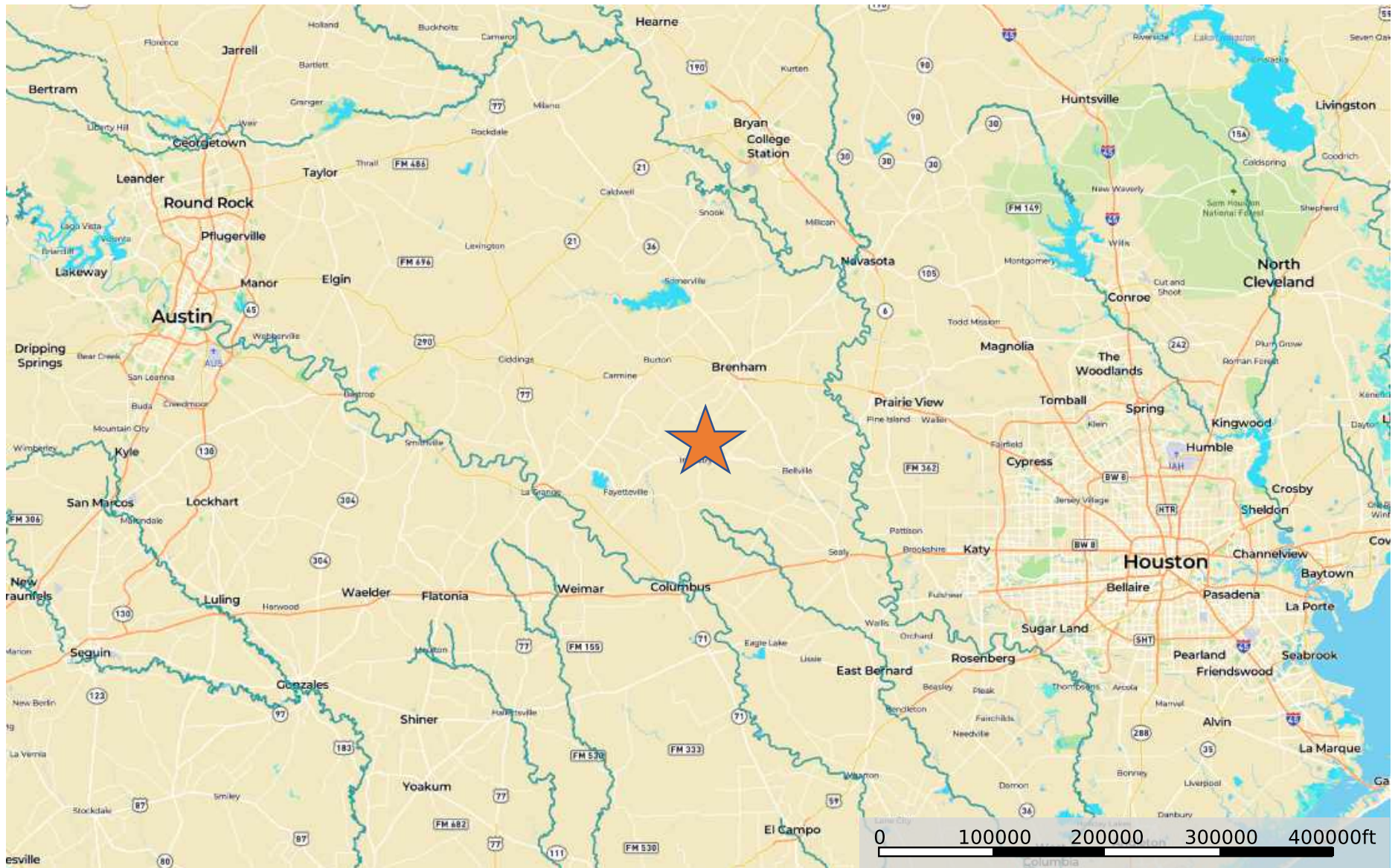


View to Southwest with Main Barn

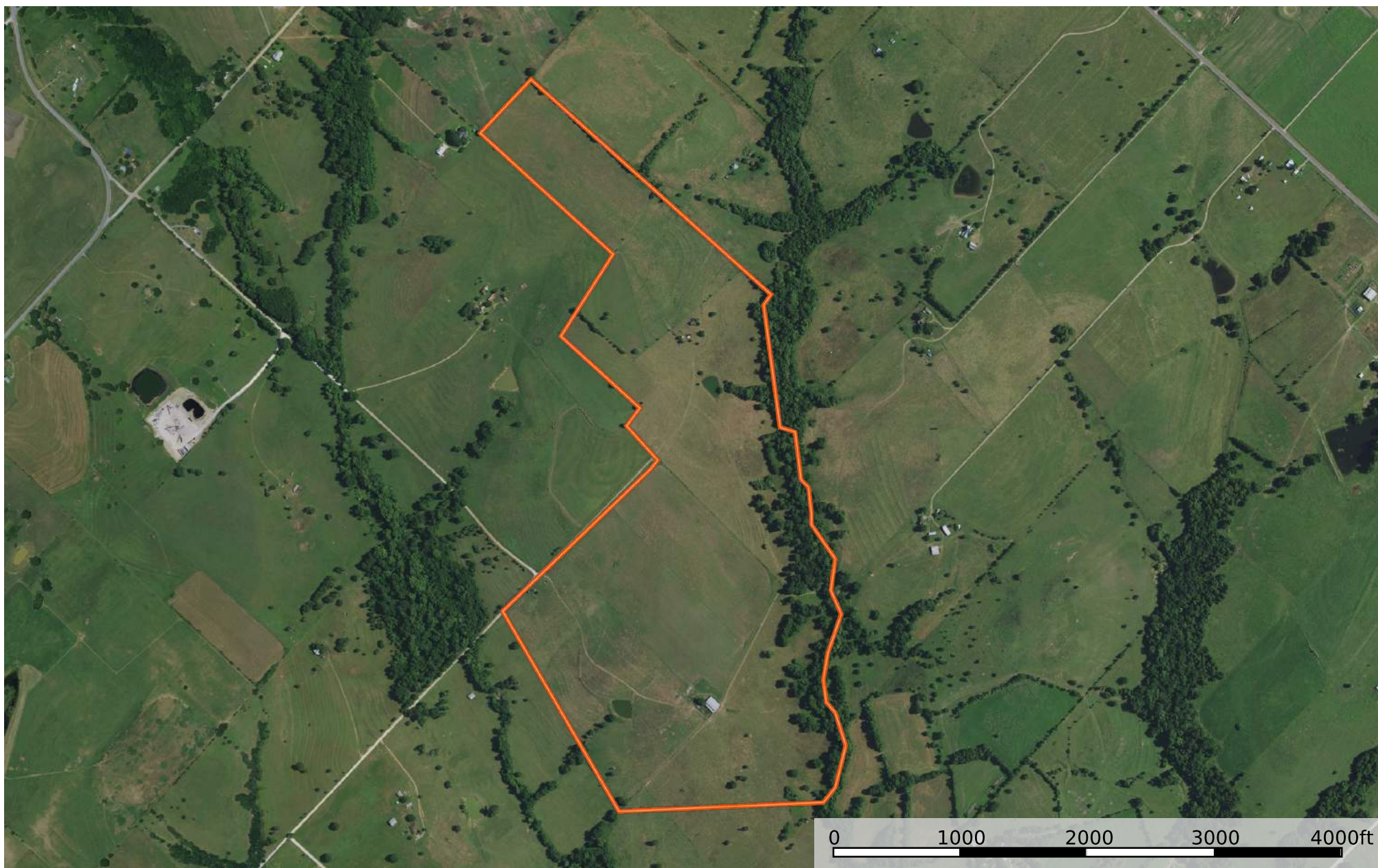




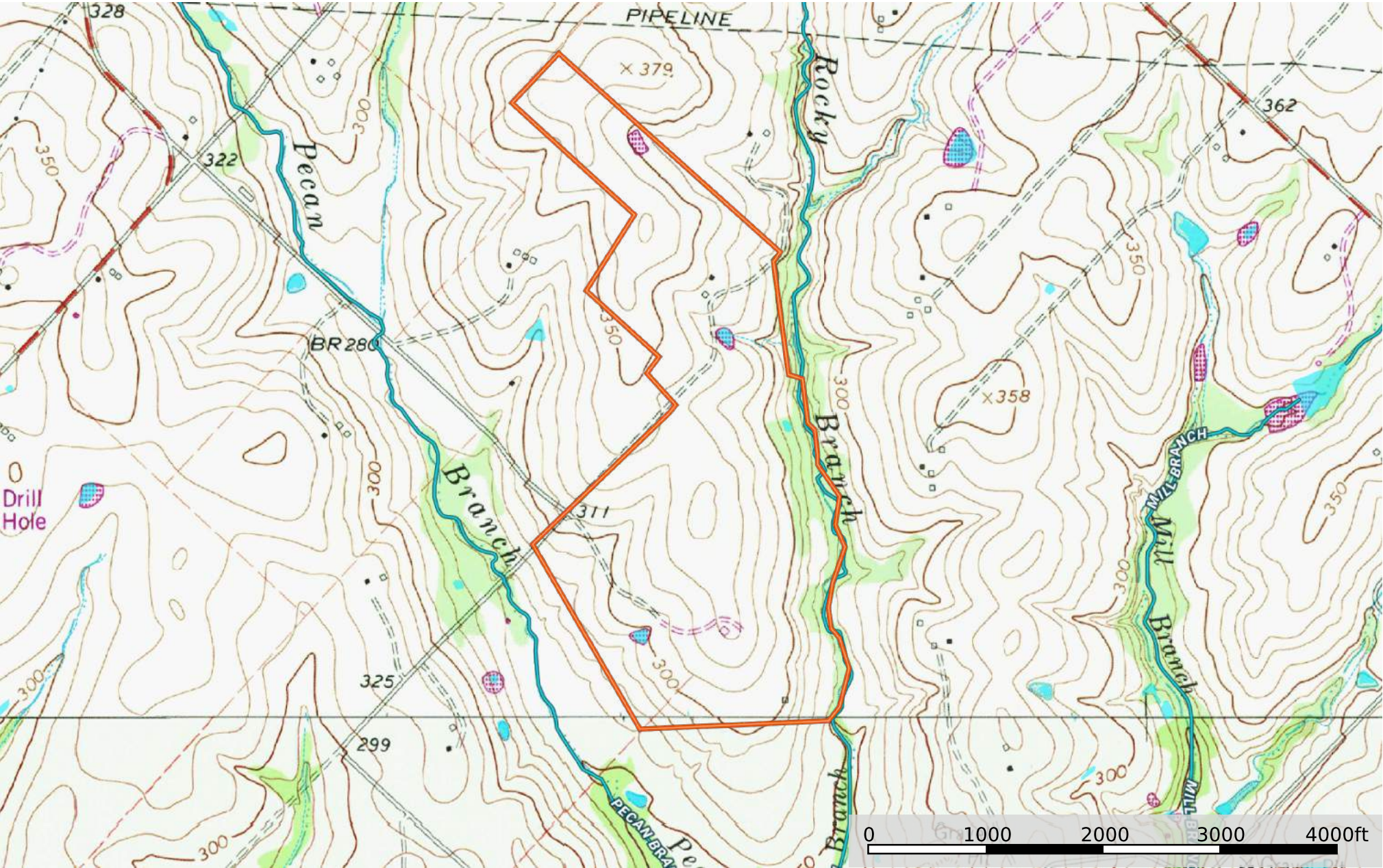
Texas, AC +/-



AERIAL BOUNDARY MAP



TOPO MAP | 210 ACRES





North View with Main Barn

**Final acreage & boundary lines to be determined by survey*

FOR MORE INFORMATION:

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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.

11-2-2015



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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<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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