

LAND FOR SALE



2741 County Road 328 | Milano, TX 76556

RIVERSTONE COMPANIES, LLC

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OFFERING SUMMARY

Sale Price:	\$1,650,000
Lot Size:	± 122.77 Acres
Tax Status:	Ag Exempt

PROPERTY OVERVIEW

Outback Ranch features a secluded ± 123 acres of prime Texas Country Land. Whether you like to fish, hunt, raise cattle, or just enjoy the outdoors, this ranch has it all. There is a spring fed creek and pond surrounded by trees and many game trails that provide excellent hunting, fishing, and recreational opportunities. At the very heart of the ranch is the 1,800 square foot main house featuring two guest bedrooms, two bathrooms, an open dining and living area, spacious closets, and a fully equipped kitchen with enough room to accommodate another table. Want to entertain more than just a few guests? This ranch features two separate cabins, with one cabin hosting two garages and a game room! But that's not all! Adjacent to the main house is an outdoor covered patio with a tuscan inspired fireplace and bar, creating a wonderful atmosphere for enjoying evenings and mornings alike. Throughout the rolling topography you can find Deer, turkey, feral hogs, ducks, rabbits, and more. In the stock pond you can find catfish, bass, and perch. There is also a ± 31 acre pasture with cross fencing and a pond that is exceptional for a small cattle operation. Whether you are looking for a weekend getaway or ranch to call home, this property suits every need. Central Austin, Houston, and College Station. Call for a tour of the ranch today!





RIVERSTONE
C O M P A N I E S

AERIAL PHOTO



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809 University Drive East, Suite 101-A
College Station, TX 77840





RIVERSTONE
COMPANIES

ADDITIONAL PHOTOS





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ADDITIONAL PHOTOS





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LOCATION MAP



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.

Riverstone Companies, LLC

Licensed Broker / Broker Firm Name or
Primary Assumed Business Name

James Jones

Licensed Supervisor of Sales Agent/
Associate

Brian Bullington

Sales Agent/Associate's Name

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