



RIVERSTONE
LAND AND RANCH

18603 HICKORY NUT LANE

COLLEGE STATION, TX 77845



PROPERTY DESCRIPTION

Nestled in College Station, Texas, this versatile property offers Navasota River frontage and comes fully equipped with water, electric, and septic already on site. Featuring a four-stall horse barn and a utility barn, it caters to a variety of potential uses. Located within the sought-after College Station ISD and with no restrictions, the property provides endless possibilities for future owners to shape it to their needs. Whether you're looking for a peaceful getaway or envisioning something more, this property offers a unique opportunity. The property lies within the 100-year floodplain.

PROPERTY HIGHLIGHTS

- Navasota River Frontage
- Water, Electric and Septic On Site
- Horse Barn with 4 Stalls
- Utility Barn
- Located within College Station ISD
- No Restrictions
- Located Within FEMA 100-year Floodplain

OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	14.16 Acres



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LONDON ALLEN
Partner

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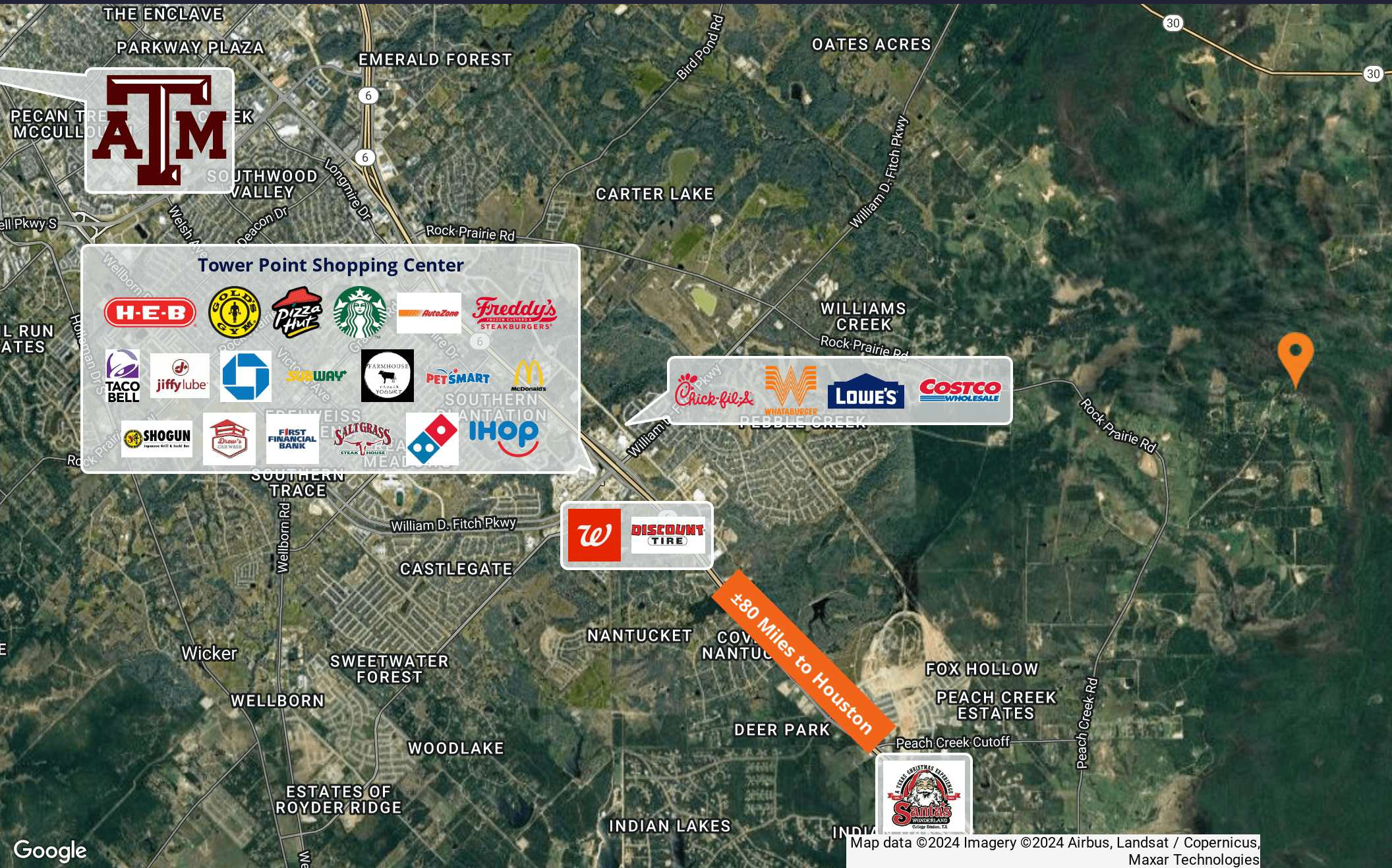
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Brazos County



Texas A&M University

Texas A&M University is the heart of Brazos County and one of the most prominent educational institutions in the country. As a tier 1 research university, Texas A&M is home to over 75,000 students and offers more than 140 undergraduate programs. The university's nationally ranked programs in engineering, agriculture, and business draw students from across the globe. Texas A&M's contributions to research, innovation, and education have a profound impact on the local economy and culture, making it a central force in both the academic and social life of Brazos County.

Bryan-College Station

Bryan-College Station, the vibrant twin cities of Brazos County, offer a unique blend of college-town energy and small-town charm. College Station is bustling with student life, diverse dining, and entertainment options, while Bryan stands out for its historic downtown, local shops, and a growing arts scene. The cities host a variety of events, festivals, and outdoor activities, fostering a dynamic community that attracts both students and long-term residents. Together, they create a thriving cultural hub, with Texas A&M at its core and a welcoming atmosphere for all.

Agricultural Heritage

Beyond education and urban growth, Brazos County holds deep agricultural roots that remain a vital part of its identity. The region has long been known for its cattle ranching and crop production, which continue to shape the local economy. Events like the Brazos Valley Fair & Rodeo celebrate the county's agricultural heritage, drawing thousands of visitors to experience rodeo events, livestock shows, and community entertainment. This blend of academic prominence and rural tradition makes Brazos County a unique and diverse area in the heart of Texas.



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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.

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

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Landon Allen

Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date