

OSR RANCHETTE



+/-70 ACRES E. OSR | HEARNE, TX



OSR RANCHETTE

8993 East OSR | Hearne, TX



Price: \$1,850,000



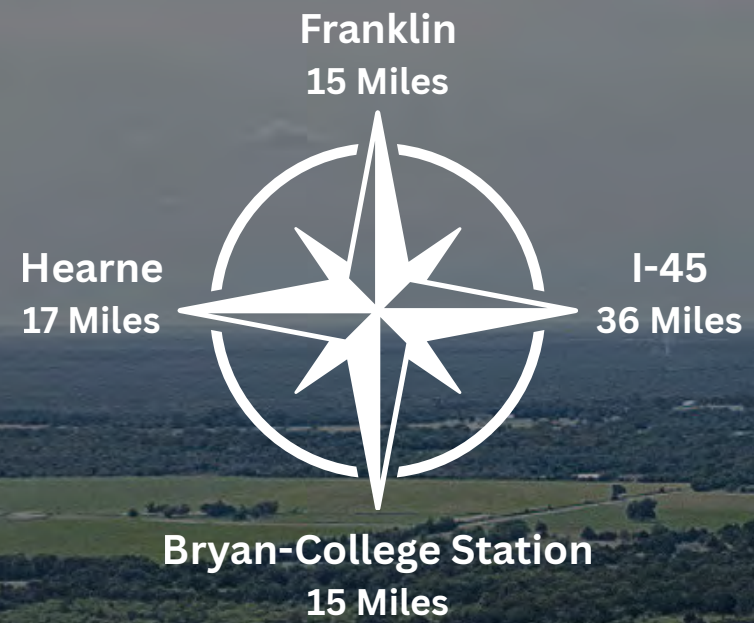
Land Size: +/- 70 AC

This 70 acre ranchette offers the best of both worlds—quiet country living and just 15 miles from Franklin and 15 miles from Bryan—College Station. Located along OSR in Robertson County and within the Franklin ISD School District, the property is surrounded by a scenic mix of expansive ranches and smaller, well-maintained ranchettes, giving you a true rural feel without sacrificing community.

The property is fully equipped for country living and agricultural use, featuring a 2 bedroom, 2 bath home nestled in the back, a 2-car garage, a guesthouse, barns, cross fencing, and perimeter fencing—making it perfect for hay production, cattle grazing, or other ranch operations. Open views and improved pastures create the perfect backdrop for your country lifestyle, while neighboring large tracts and ranchettes offer both privacy and a welcoming rural community.

Whether you're running a working ranch, or enjoying a country retreat, this property combines productivity, comfort, and convenience in one exceptional location.





LOCATION

Experience the best of country living just 15 miles from Franklin and Bryan-College Station. Positioned along OSR in Robertson County and part of the highly desired Franklin ISD School District, this property is surrounded by large working ranches and smaller ranchettes, blending a true rural atmosphere with the comfort of nearby towns.

Robertson County

Brazos County

Old San Antonio Road (OSR)



LAND IMPROVEMENTS

- Water Well
- Wickson Creek Special Utility District Water Lines Run Along OSR
- 2 Loafing Sheds or Equipment Barns
- Cross Fenced for Cattle Rotation
- Electricity pole at the back of the property to the home and additional lines run along OSR - Bryan Texas Utilities
- Improved Pastures for Grazing or Hay Production



LIVING QUARTERS



2 BEDROOM • 2 BATHROOM • MAIN HOME
STAINLESS APPLIANCES • LARGE LAUNDRY/UTILITY ROOM
1 BEDROOM • 1 BATHROOM GUEST HOME
COVERED RV PARKING • 30 AMP HOOK-UP
2 CAR GARAGE • WATER WELL • CONVENTIONAL SEPTIC



OG
FARM & RANCH



DIRECTIONS

From Bryan-College Station, take Highway 6 North, turn east (right) on OSR, travel approximately 9 miles and the property will be on the left.

- 15 minutes to Bryan-College Station • 15 minutes to Franklin
- 30 minutes from I-45

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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	Licensed No.	Email	Phone
Designated Broker of Firm	Licensed No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	Licensed No.	Email	Phone
Sales Agent/Associate's Name	Licensed No.	Email	Phone
Buyer / Tenant / Seller / Landlord Initials		Date	Information available at www.trec.texas.gov
TAR 2501			IABS 1-1

OSR RANCHETTE



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