



FERRILL CREEK RANCH

183 Acres | \$2,990,000

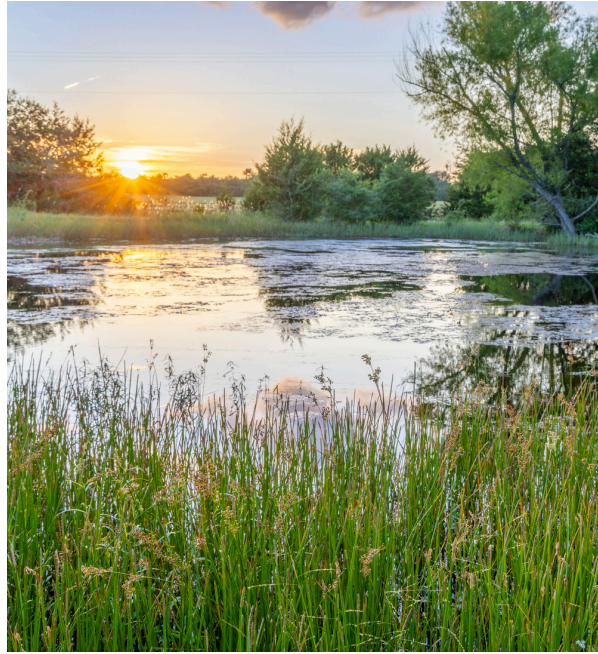
10102 Ferrill Creek Rd, Bryan Tx, 77808



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RANCH HIGHLIGHTS



Rare Significant Mineral Offering!

Located less than 10 miles from HWY6 in Bryan, Texas, this exceptional 183.7-acre property offers the perfect blend of privacy, recreation, and agricultural potential. The land features a beautiful mix of open pastureland and dense tree lines, creating ideal habitat for wildlife while still providing plenty of usable acreage for grazing, riding, or building. There are two stocked ponds and two stocked water storage ponds that offer great fishing opportunities. The combination of water, cover, and open areas makes the property well-suited for recreational use, hunting, and outdoor enjoyment.

Whether you're looking to establish a private homestead, horse property, working cattle operation, or weekend ranch retreat, this versatile tract offers the space and natural beauty to bring your vision to life. This property also has development potential, with many new homes being built nearby. Conveniently located within a short drive of College Station, the property provides the peaceful feel of the countryside while remaining close to modern amenities.

WATER FEATURES

The property features two stocked fishing ponds along with two additional water storage ponds, providing valuable water resources for both livestock and wildlife.



AGRICULTURAL USE



The mix of open grazing areas and dense wooded corridors creates exceptional habitat for wildlife and adds natural privacy throughout the property.

With expansive pasture areas, the property is well suited for horses, cattle, or a recreational ranch.

SCENIC VIEWS



A balanced mix of open pasture and thick tree lines creates an ideal setting for ranching, recreation, or building your dream homestead.

Several beautiful homesites offer the opportunity to build a private country estate surrounded by wide Texas skies.

POTENTIAL HOMESITE

Whether you're looking for a private homestead, recreational retreat, or working ranch, this 183.7-acre property on Ferrill Creek Road offers endless opportunity in the heart of the Brazos Valley.







Texas Roots. Small-Town Values. Big-League Marketing for Your Land and Ranch.

NEED MORE INFORMATION?

Contact us today to schedule a private showing

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Texas Land and Ranch Sales	
Name of Sponsoring Broker (Licensed Individual or Business Entity)	Broker@Cortiers.com (979)985-5610 Phone
James Murr	
Name of Designated Broker of Licensed Business Entity, if applicable	Broker@Cortiers.com (979)985-5610 Phone
Chad Whisenant	
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	Chad@cortiers (979)985-5610 Phone
Matt Johnson	
Name of Sales Agent/Associate	Matt@TexasLandandRanchSales.com (210)473-0917 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Matt Johnson

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