



- +/- 270 Acres
- Milam County, Texas
- 4BR/4BA - 3,000 SF Home
- Abundant Wildlife
- Wooded acreage for hunting
- 3 Ponds for fishing
- Minerals negotiable
- Offered For Sale: \$1,099,000

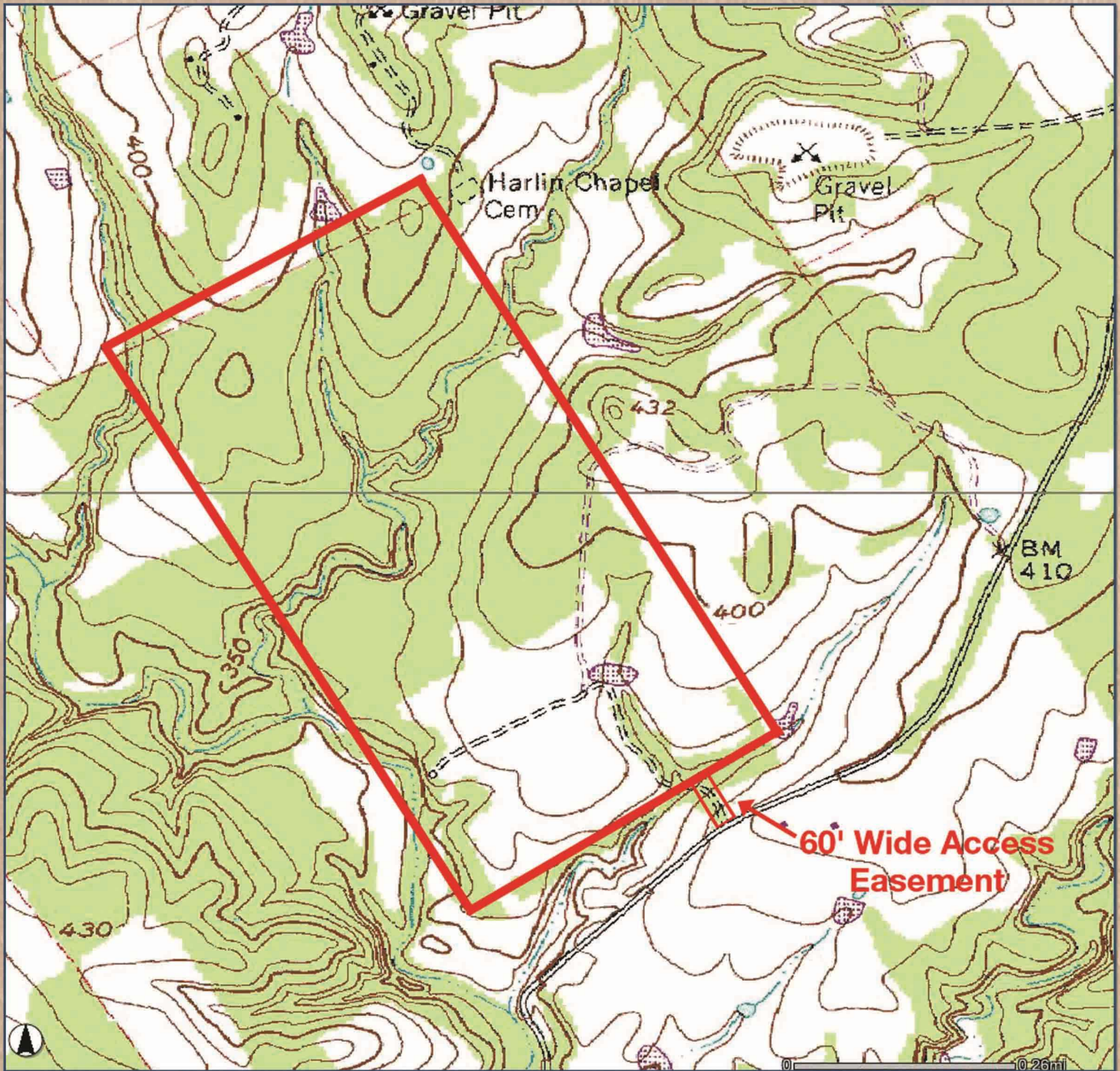


Tres Palomas Ranch is +/- 270 acres of picturesque land in Milam County, only 45 minutes from B/CS and 90 minutes to Austin. Wildflowers bloom in an open hay meadow on the front acreage at the entrance to the ranch. The well-maintained road leads to a +/- 3,000 SF house built in 2011. The home was designed with entertainment and functionality in mind. A large living room and kitchen area with vaulted ceilings are the focal point with 4 bedrooms, each with its own full bathroom, at the corners. The kitchen boasts stainless steel appliances and granite counter-tops with stained concrete floors throughout. There is also a loft area for additional sleeping, a mud room with laundry hookups, and a side room with bunkbeds. French doors lead to a large back porch that overlooks a stone seating area with fire-pit and chimney. The home is served by a 400+ foot water well. The land is the real selling point of Tres Palomas with high hills and varying terrain. There are three ponds, two of which can be filled by the well. The pond near the house is stocked with fish and has a wooden pier. The rear acreage is heavily wooded with carefully crafted hunting areas and trails. Deer, pigs, dove and other wildlife can all be hunted on Tres Palomas. Blinds and feeders can be negotiated with the sale. There is a barn and a 1880's farmhouse on the property. This is a unique opportunity to acquire a turnkey ranch for a family or corporate retreat. The home and property are ideal for a group of four families looking for a getaway.

Directions from B/CS: North on Highway 6 to Calvert. Left on FM 979 for 9.2 miles. Left on CR 250 LP for 2.2 miles. Sign on Right.

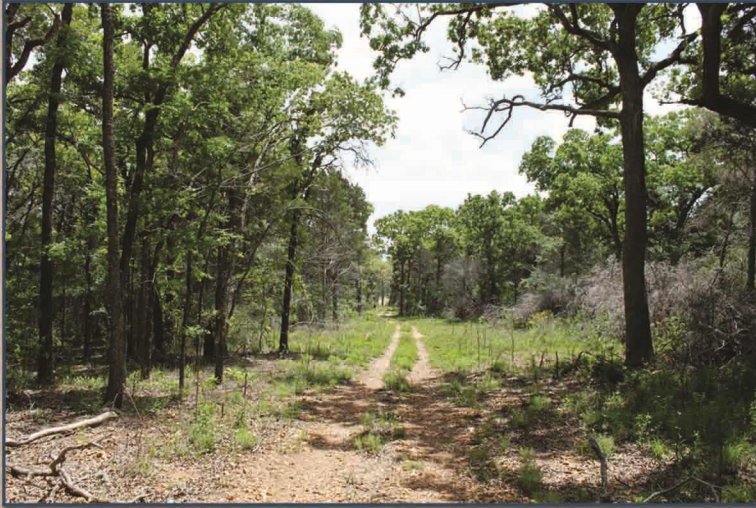










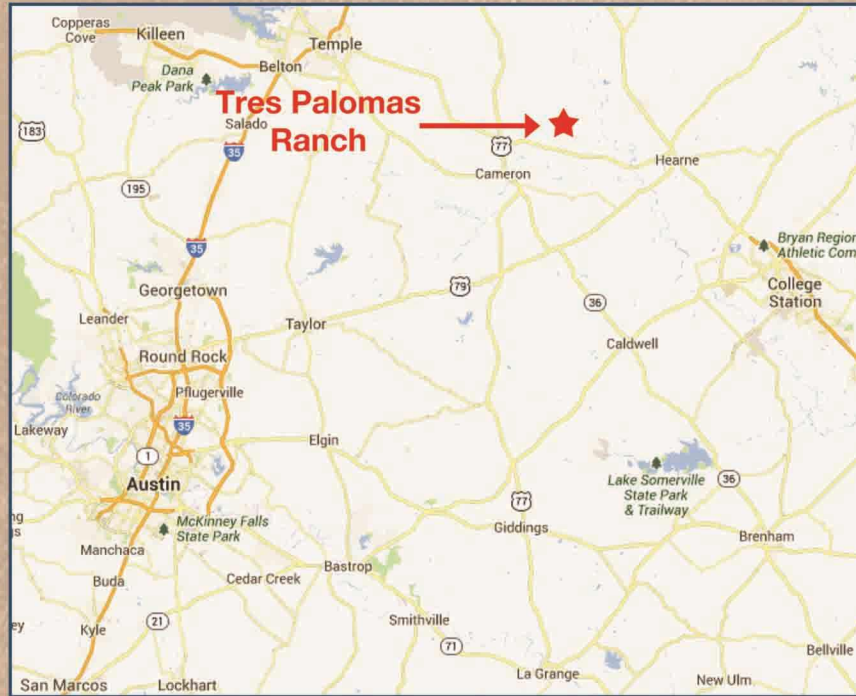




Tres Palomas Ranch

270 Acres, CR 250 Loop
Cameron, TX 76520

FOR SALE



Clark Isenhour can show Tres Palomas Ranch at your convenience. Please call today to schedule an appointment.



**CLARK
ISENHOUR**
Real Estate Services, LLC

CLARKISENHOUR.COM
3828 S COLLEGE AVE. BRYAN, TEXAS
979.268.6840





Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

10-10-11

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

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