

CLARK ISENHOUR REAL ESTATE SERVICES, LLC

THE HOLMES FAMILY FARM

APPROXIMATELY **320 ACRES**

17700 FM 1512, JEWETT, LEON COUNTY, TEXAS



**Price Reduction
\$6,500 Per Acre (\$2,080,000)**



HOLMES FAMILY FARM

APPROXIMATELY 320 ACRES

FM 1512, JEWETT, LEON COUNTY, TEXAS

Clark Isenhour Real Estate Services is honored to represent the McAdams/Winn families in the sale of this unique property. This working farm has been in the family since the 1870's.

Just over an hour from Bryan/College Station and just over two hours from downtown Houston and Dallas.

Rolling topography throughout the entire ranch.

Truly, a nice combination of productive cattle ranch, recreational, and hunting opportunities

The list price is:

~~**\$7,000 Per Acre (\$2,240,000)**~~

\$6,500 Per Acre (\$2,080,000)

Please contact Clark Isenhour to tour

Matt Bathe

matteclarkisenhour.com

O: 979-268-6840 | M: 979-777-0225

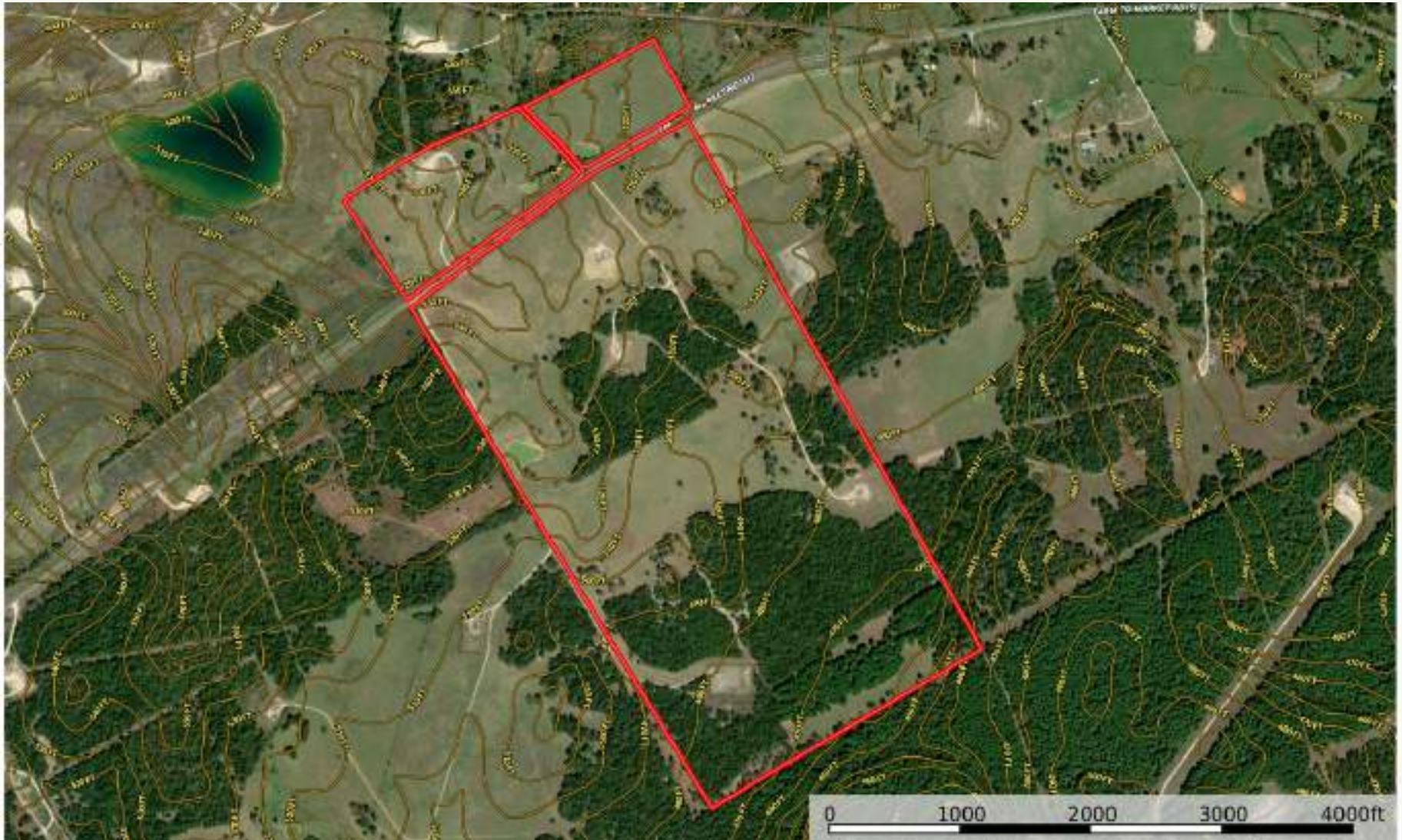
John R. Clark

john@clarkisenhour.com

O: 979-268-6840 | M: 979-587-1319

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AERIAL TOPOGRAPHIC MAP



Location Map



Directions

From: Buffalo

Start at intersection of US Highway 79 and Interstate 45. Go west on US Highway 79 to State Highway 39. Go north on State Highway 39 approx. 2 miles and turn left on State FM 3501. Go west on State FM 3501 4/10th of a mile to intersection of State FM 1512. Turn right on State FM 1512 and go approx. 4 miles. Look for sign.

From: Dallas

Go south on Interstate 45 to Richland. Exit on exit 219 A at State Highway 14 and proceed south on State Highway 14 to Mexia. In Mexia, turn left on W Tyler St. then right on S McKinney St then left on State FM 39 (E Travis St.) Go approx. 20 miles on State FM 39 to State FM 1512. Turn right and proceed down State FM 1512 approximately 8 miles and look for sign.

From: Houston

Go north on Interstate 45 to Centerville. Exit at State Highway 7 (exit number 164) and proceed west on State Highway 7 to intersection of State Highway 39. Turn right onto State Highway 39. Go North on State Highway 39 approx. 21.6 miles and turn left on State FM 3501. Go west on State FM 3501 4/10th of a mile to intersection of State FM 1512. Turn right on State FM 1512 and go approx. 4 miles. Look for sign.

From: Bryan/College Station

Go east on US Highway 190/State Highway 21 to North Zulch. Exit at State Highway 39 and proceed north on State Highway 39. Go north on State Highway 39 approx. 32.9 miles and turn left on State FM 3501. Go west on State FM 3501 4/10th of a mile to intersection of State FM 1512. Turn right on State FM 1512 and go approx. 4 miles. Look for sign.



PROPERTY FEATURES - THE LAND

Beautiful, rolling 320 +/- acre tract farm located WNW of Jewett, Texas in the Texas Triangle. It has frontage on State FM Highway 1512. The tract has a good mixture of native pastureland and woodland to satisfy diverse users. State FM Highway 1512 bisects the farm, and approximately 40 acres lie north and 280 acres lie south of FM Highway (subject to survey).

This farm is set up to run cattle with cattle pens on the north and south sides of FM Highway. Five strand barbed wire fences are in fair to good condition. Stock water is provided by stock ponds.

The tract also has whitetail deer hunting for the hunting enthusiast. The tract below is not leased for hunting and is hunted by family members. Deer numbers throughout Leon County are some of the highest in Texas. Recreationists will also find roads and cleared fence lines offer good trails for hiking, biking and birding.

Fantastic opportunities for individuals wanting to ranch, hike, bike, hunt, or observe wildlife.

HISTORY

The Holmes family settled in this area during the 1870's and farmed the land for most of those years as a family. Their ancestors came to Texas from Alabama.

Sellers have vivid memories of working the farm and participating in all farm tasks. They are selling it to let others enjoy those wonderful lessons of life on the property and gain an appreciation for the land.



IMPROVEMENTS

Structures/Other Improvements:

A small house (approx. 823 sq ft) with two bedrooms/one bath/living area/kitchenette (converted from a two-car garage) is located on the northern tract. It has community water, an on-site septic system, and electricity. Small covered porch off of east side of small house.

Well house next to small house with deep water well. Water well is not functioning. Home is served by public water system.

Cattle pens and fencing.



MINERAL RIGHTS

No oil, gas, or other minerals convey. XTO is the operator of all 3 active pad sites and has good reputation. One advantage of this is the all-weather roads are maintained by XTO.

All surface rights (subject only to the existing oil, gas, and mineral leases) shall convey.

All water rights will convey.



UTILITIES

AT&T Wireless seems to work fairly well all over farm.

Concord Robbins WS provides the house water.

Navasota Valley Electric Coop is the electric provider.

On-site septic system serves the small house. Sellers reworked the system approximately 3 years ago.



Hunting

There have been no hunting leases for several years. Just the family. Deer numbers are high throughout Leon County. On the tract south of FM 1512 there is a great mix of terrain and cover. On this parcel wooded rolling terrain is interspersed with open pastures. We have seen multiple wildlife species on the farm.

Water

There are 4 stock ponds providing cattle water, many of which could be enlarged if desired.





TAXATION

Leon County has granted the owners an open space ag exemption. The exemption does not transfer and any buyer will need to apply and work with Leon County Appraisal District to continue exemption.

Ad valorem taxes assessed by Leon County, Leon Independent School District and Leon County Emergency Services District #3.

To view most recent ad valorem tax information, click on the link below. Search property tax information and parcel ID. Parcel ID numbers are:

- 617371
- 617364
- 617365

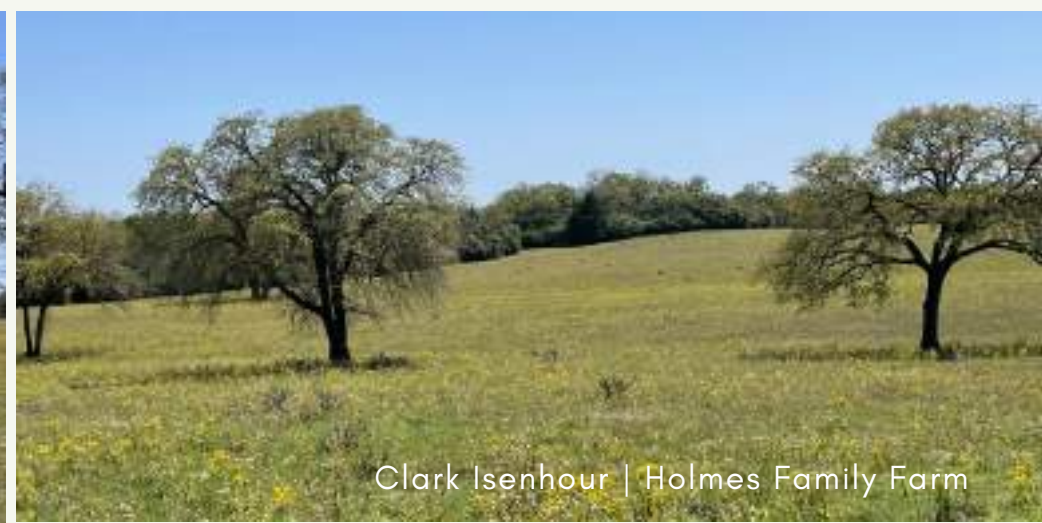
www.leoncountytax.org



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CORRALS





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.

11-2-2015



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:
 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.

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.

Clark Isenhour Real Estate Services LLC	8999919	info@clarkisenhour.com	(979) 268-6840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John R. Clark	358293	john@clarkisenhour.com	(979) 268-6840
Designated Broker of Firm	License No.	Email	Phone
Josh Isenhour	506325	josh@clarkisenhour.com	(979) 268-6840
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Charles Bathe	770632	matthew.bathe3@gmail.com	(979) 777-0225
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials

 Date

EXCLUSIVELY LISTED BY

Clark Isenhour Real Estate

Matt Bathe

matte@clarkisenhour.com

O: 979-268-6840

C: 979-777-0225

John Clark

john@clarkisenhour.com

O: 979-268-6840

C: 979-587-1319

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