

CLARK ISENHOUR REAL ESTATE SERVICES, LLC

# POST OAK RANCH

**1551.1 ACRES**

*10632 CR 106, IOLA, GRIMES COUNTY, TEXAS*



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Clark Isenhour Real Estate Services is honored to represent the Knotts family in the transaction of this unique property. This working ranch has been in the family since 1933. Just 45 minutes from College Station and well under two hours from downtown Houston. Gently rolling topography from the front entrance to the Navasota River bottom, 1.75 miles of river frontage. The property is to be sold in its entirety to one buyer. The list price is \$3,750 per acre (\$5,816,625). Please contact Clark Isenhour to tour.

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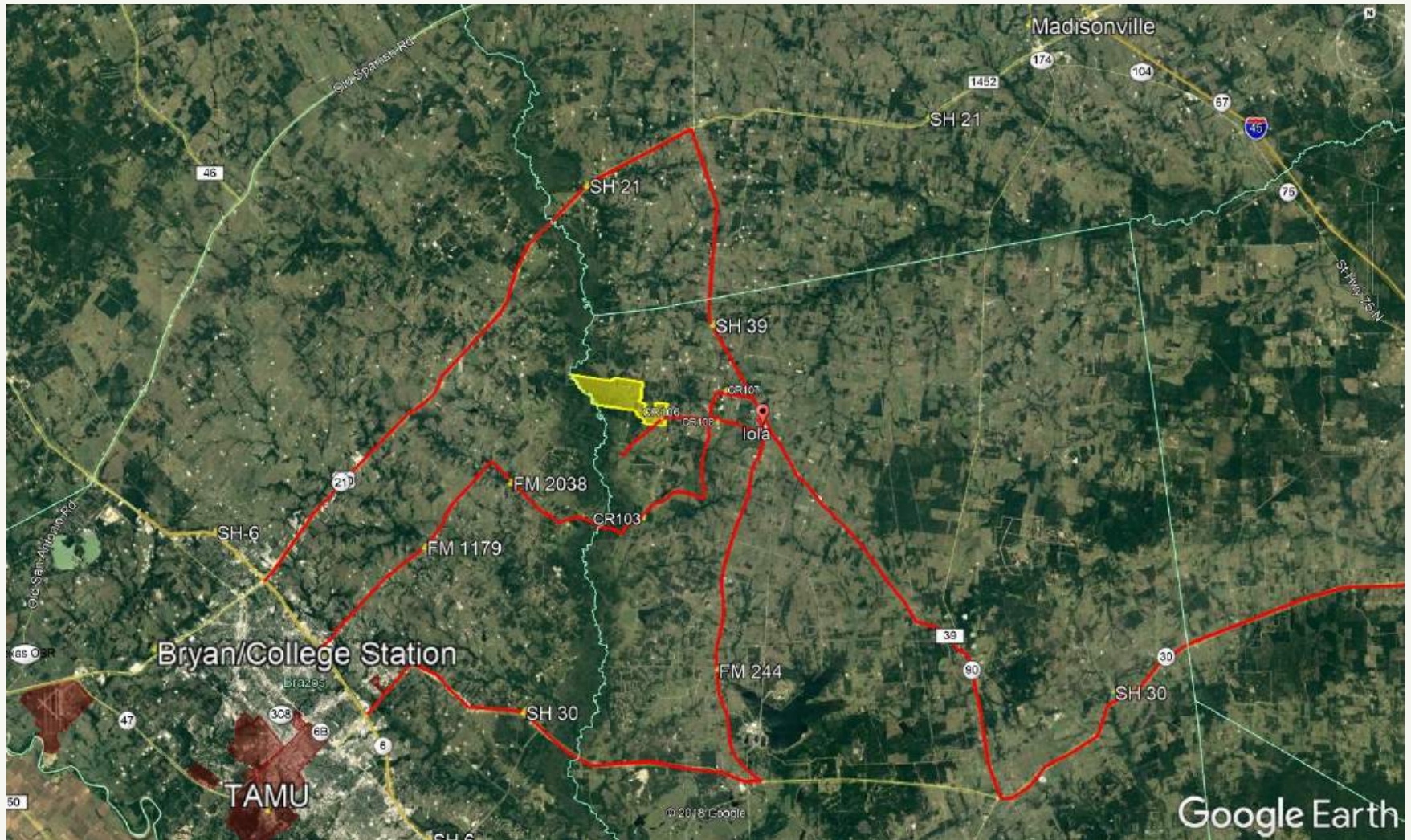
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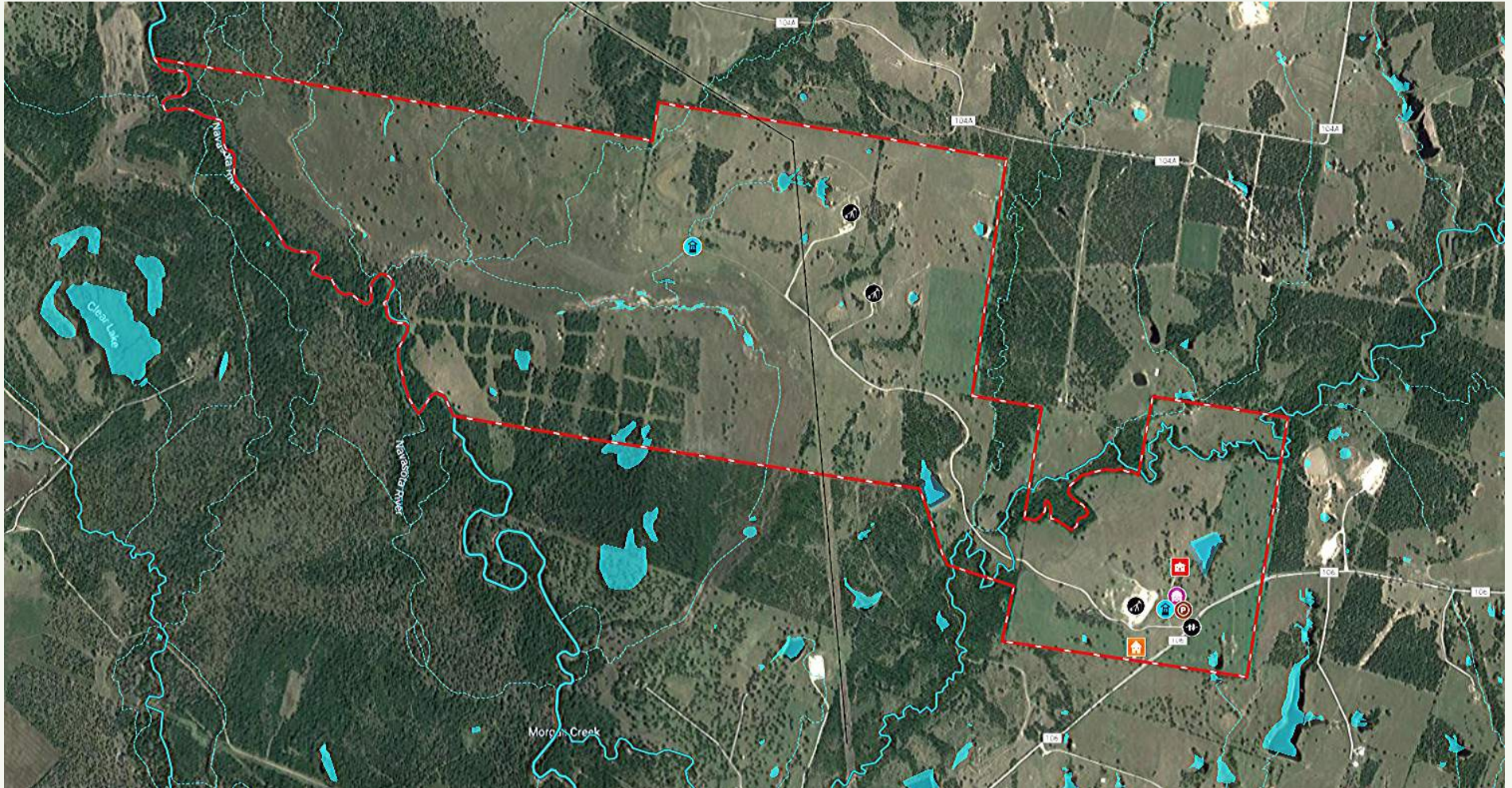


Clark Isenhour | Post Oak Ranch

## Location Map



## AERIAL OVERVIEW





## PROPERTY FEATURES - THE LAND

It is rare that a tract of this size comes available inside the Texas Triangle. Over 25 million Texans live within 200 miles of this ranch.

CR 106 runs through the extreme SE corner of the ranch, for approx. 4/10ths of mile, for road frontage on both sides, dividing off approx. 31 acres, which is used for hay production and pasture.

The main entrance and ranch road is a good quality, white rock road running roughly through the center of the ranch to a point overlooking the Navasota River valley.

The eastern half of the ranch offers beautiful rolling pasture land as well as some wooded areas, and three separately fenced improved hay fields.

The western half of the ranch is Navasota River bottom land, dotted with oaks, native pecans, and wild persimmons. Several areas are heavily wooded with cleared senderos for excellent game hunting!

The Navasota River forms the eastern border of the ranch, for over 1.75 miles of river frontage. The flood plain is not entirely flat, several areas are higher ground, including a 19th century homestead known locally as Taylor Island.

## IMPROVEMENTS

The ranch home is situated just North of the entrance road, overlooking a lovely 4 acre lake to the East.

- Downstairs: 3 bedroom, 2 baths, great room/kitchen/dining with high vaulted ceiling & fireplace.
- Upstairs: 1 large bunk room with a full bath, great for family and friends when they visit. The upstairs also has 2 larger storage rooms.
- Covered porch surrounds the home on two sides of the home. The south side porch is screened.
- 2,740 SF air conditioned space, and 1,054 SF of covered porch. Built in 2013. (Full floor plans available)
- Off the south porch, connected by sidewalk, is a covered masonry BBQ/ smoking grill great for entertaining.

A quality manufactured home is situated just South of the entrance road, with amazing sunset views off the rear deck.

- 3 bedroom, 2 bath 1,960 SF, double wide
- 850 SF of covered decks, on the front and rear.
- 2016 model, Athens Park by Champion



# MINERAL RIGHTS

- No minerals convey (conveyance of minerals is precluded by the Family Trust agreement.) CML is the operator of all 3 active pad sites and has good reputation. One advantage of this is a good all-weather road runs from front of ranch out to the Navasota River bottom, maintained by CML.
- All surface rights (subject only to the existing oil and gas leases) shall convey.
- All water rights will convey.
- There are no easements to any adjoining landowners.



# UTILITIES

- AT&T and Verizon Wireless seem to work fairly well all over the ranch.
- Hughesnet for internet service has worked best for the Knotts, other options available.
- Both homes are serviced by a water well located approximately half way between, good water, approximately 260' depth. There is also a power line serving a water well near the center of the ranch.
- Mid-South Synergy is the electric provider.

## WILDLIFE

**Hunting.** There have been no hunting leases for several years. Just the family. Deer numbers and antler size are increasing. There is a great mix of terrain and cover. The east end of the ranch is wooded rolling terrain and the back half is wilder along the river. We have seen multiple deer on every trip out to the ranch. Dove and duck hunting along the river and over the ponds, we are told can be phenomenal under the right conditions. This ranch would lend itself perfectly to active wildlife management.

**Fishing:** The two main ponds both approx 4 acres have been stocked with bass, catfish, crappie and bait fish. Evidence of bass and deer quality are hanging on the ranch home walls. There are 6 other stock tanks providing cattle water, many of which could be enlarged if desired.

**Birding:** Mr. Knotts was a bird lover. You will find 23 “blue” bird boxes located around the ranch. The Navasota River provides for a natural bird corridor with 100+ species likely to be encountered by the accomplished birder.

**History:** The land with its constant water source was active native Indian habitation. It is common to find arrowheads especially along the river and on the “Taylor Island”, where a natural spring bubbles into the river.











# Manufactured Home



## Barn, Work shop, Corrals



## Barn, Work shop, Corrals







## Information About Brokerage Services

11/2/2015

*Texas law requires all real estate licensees 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.

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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



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