

FOR SALE

\$1,150,000

11000 Boxley Bend

College Station, TX 77845



Sam Solcher



OVERVIEW



11000 Boxley Bend
College Station, TX 77845

ABOUT THE PROPERTY

Nestled along the banks of the Brazos River, this picturesque property offers a blend of rustic charm and natural beauty. Situated on approximately 22 acres of pristine land, this property provides an idyllic retreat for those seeking solace and connection with nature while being just minutes away from the conveniences of College Station. Here's your chance to own a slice of paradise.

LOCATION HIGHLIGHTS

Convenience Meets Seclusion: Experience the best of both worlds with convenient access to nearby amenities, including shops, restaurants, and recreational facilities, while still enjoying the privacy and seclusion of rural living.

Perfect Game Day Hangout: Invite your friends and family to your game day retreat. Enjoy a beautiful fall day in nature then get to Kyle Field for the game in just 15 minutes.

Scenic Views: Wake up to views of rolling hills, lush greenery, and the rows of Pecans trees right on your front porch, creating a serene backdrop for every moment.



PROPERTY FEATURES

- One room cabin with kitchenette and full bathroom. Large front porch overlooking the pond, rolling hills, and dozens of pecan trees. Approximately 420 square feet of interior space.
- The barn includes a large workshop area with three overhead doors, a separate section with a kitchenette, covered porch area, and a carport. Approximately 3300 square feet of covered space.
- Quarter acre pond
- The wooded area is in the floodplain but main structures are up on the hill out of the floodplain
- There are several ancillary structures on the property including 1 small cabin down by the river and a separate carport perfect for a tractor





*Boundary lines are approximate

*For more information
contact:*

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**CLARK
ISENHOUR**
Real Estate Services, LLC





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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date