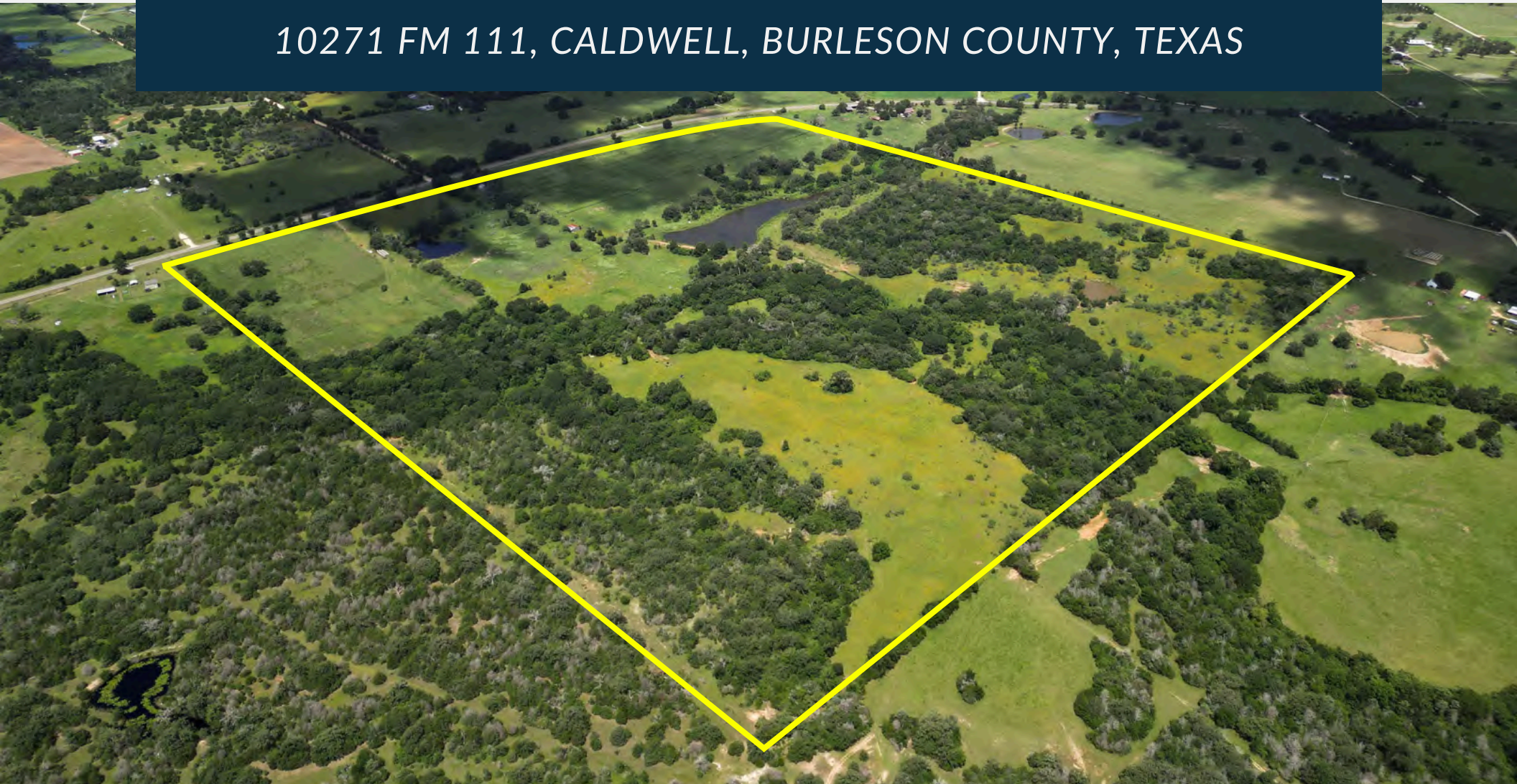


CLARK ISENHOUR REAL ESTATE SERVICES, LLC

175.57 Acres, FM 111

10271 FM 111, CALDWELL, BURLESON COUNTY, TEXAS



CLARK ISENHOUR REAL ESTATE SERVICES, LLC
3828 S. COLLEGE AVE \ BRYAN, TEXAS 77801
WWW.CLARKISENHOUR.COM | 979-268-6840

NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE OWNER

10271 FM 111, Caldwell, TX

Burleson County

- ◆ Price: \$2,019,055 (\$11,500/AC)
- ◆ Land Size: approx. 175.57 AC
(New Survey Available)
- Beautiful ranch property with one-half mile highway frontage 3 miles South of Deanville, TX.
- Great mix of woods and pasture, approx. 3 acre lake and 2 smaller ponds.
- 40 Miles SW of College Station, 60 Miles E of Austin, in the same ownership for over 60 years.
- 2 fenced Bermuda hay pastures, approx. 30 acres total
- Existing old 2 bedroom farm house not lived in for decades

[Google Map Location](#)





Utilities:

- Deanville Water Supply Corp (existing meter on site) and Bluebonnet Electric Cooperative (existing meter on site). Old water well at homesite (no guarantee, has not been operated in decades)

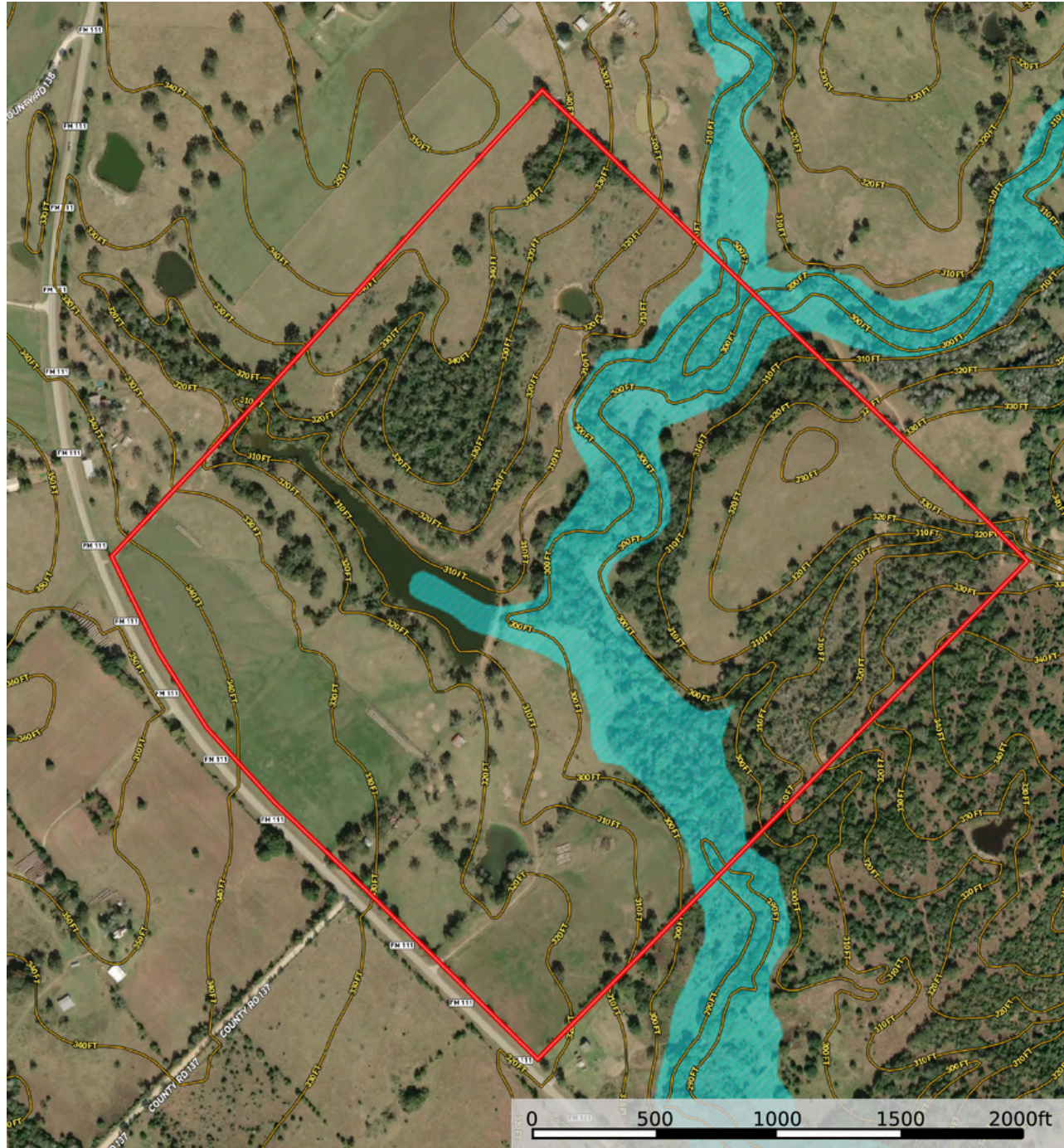
Taxes:

- Burleson CAD ID# 10019, Agricultural Exemption through cattle grazing. 2025 total taxes \$844.12. Located in Caldwell ISD.

Special Provision:

- No minerals convey to Buyer (property is pooled in a unit with oil/gas wells off this land).

TOPOGRAPHY MAP



WATER FEATURES



PROPERTY FEATURES



EXCLUSIVELY LISTED BY

Clark Isenhour

John R. Clark

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O: 979.268.6840

C: 979.587.1319

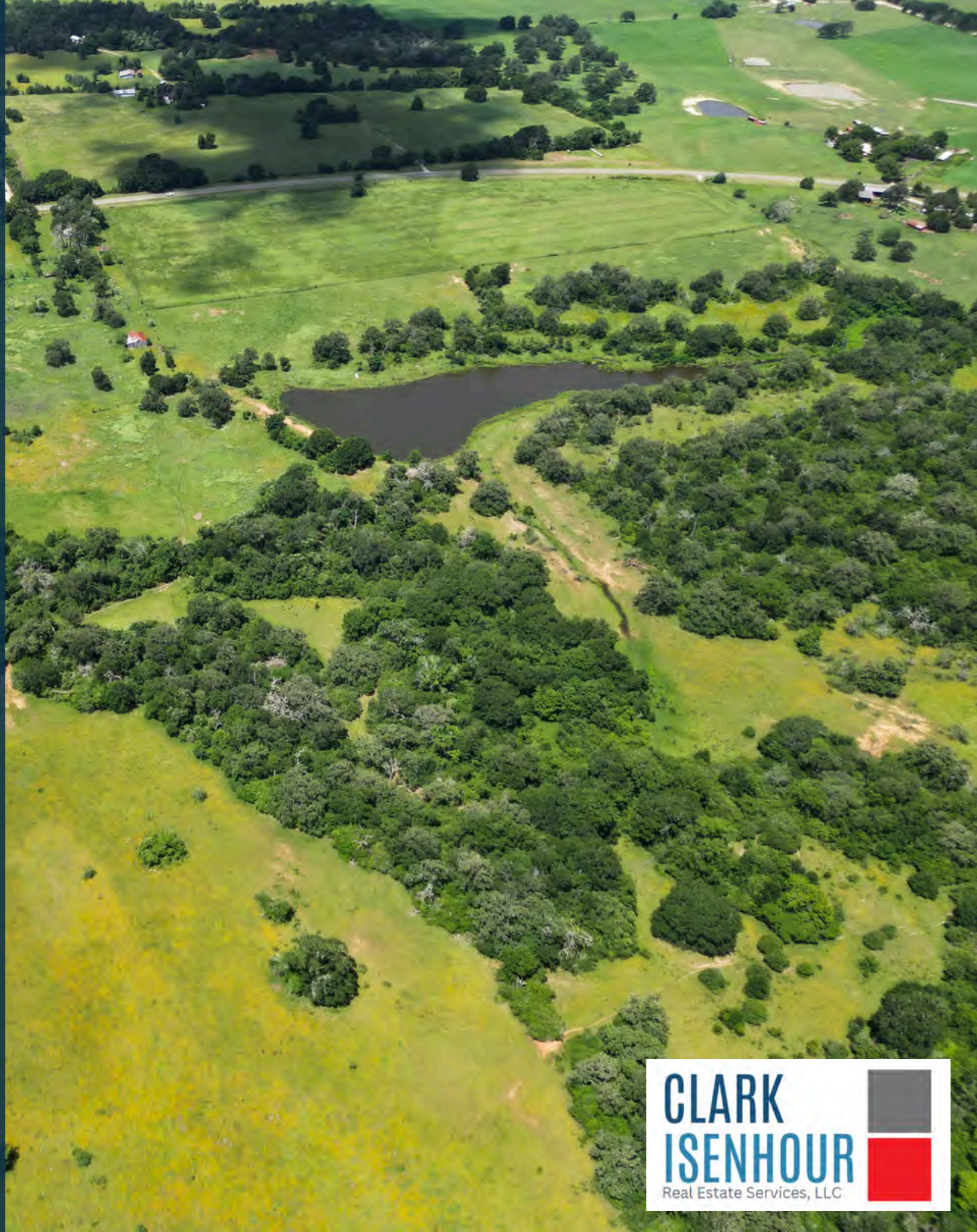
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**CLARK
ISEN HOUR**
Real Estate Services, LLC





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.

11-03-2025



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.

<u>Clark Isenhour Real Estate Services</u>	<u>8999919 BB</u>	<u>frontdesk@clarkisenhour.com</u>	<u>(979)268-6840</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
_____	_____	_____	_____
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Joshua Isenhour</u>	<u>506325 B</u>	<u>josh@clarkisenhour.com</u>	<u>(979)220-1317</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____	_____	_____	_____
<u>Matthew C. Bathe</u>	<u>770632-B</u>	<u>matt@clarkisenhour.com</u>	<u>(979)268-6840</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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FM 942

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