



**Price Reduced!**

Stunning +/- 225 acre ranch located less than 30 minutes from  
College Station!

**Seller is very motivated!**

The ranch boasts rolling topography, mature hardwood trees and  
beautiful open pastures.

For more information, please contact:

Vance Goss  
979.268.6840  
vance@clarkisenhour.com

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.



Clark Isenhour Real Estate Services, LLC  
3828 S College Ave  
Bryan, Texas 77801  
www.clarkisenhour.com



## The Land

The ranch includes a well-built set of wooden cattle working pens, a hay/equipment barn, and has utilities onsite.

This property is mostly open grazing pastures, with mature hardwood trees and multiple ponds.

It has good perimeter fencing and is cross-fenced into many separate pastures.

Located only 8 miles from Hwy 6 on FM 3090, 6 miles from Anderson, and 25 miles from College Station.

There is a pasture lease and mineral lease in effect.

Please call Vance Goss today to set up a time to see your new ranch!

**Offered For Sale: ~~\$1,563,055~~ (~~\$6,950~~ per acre)**

**Price Reduced: \$1,236,950 (\$5,500 per acre)**

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For more information, please contact:

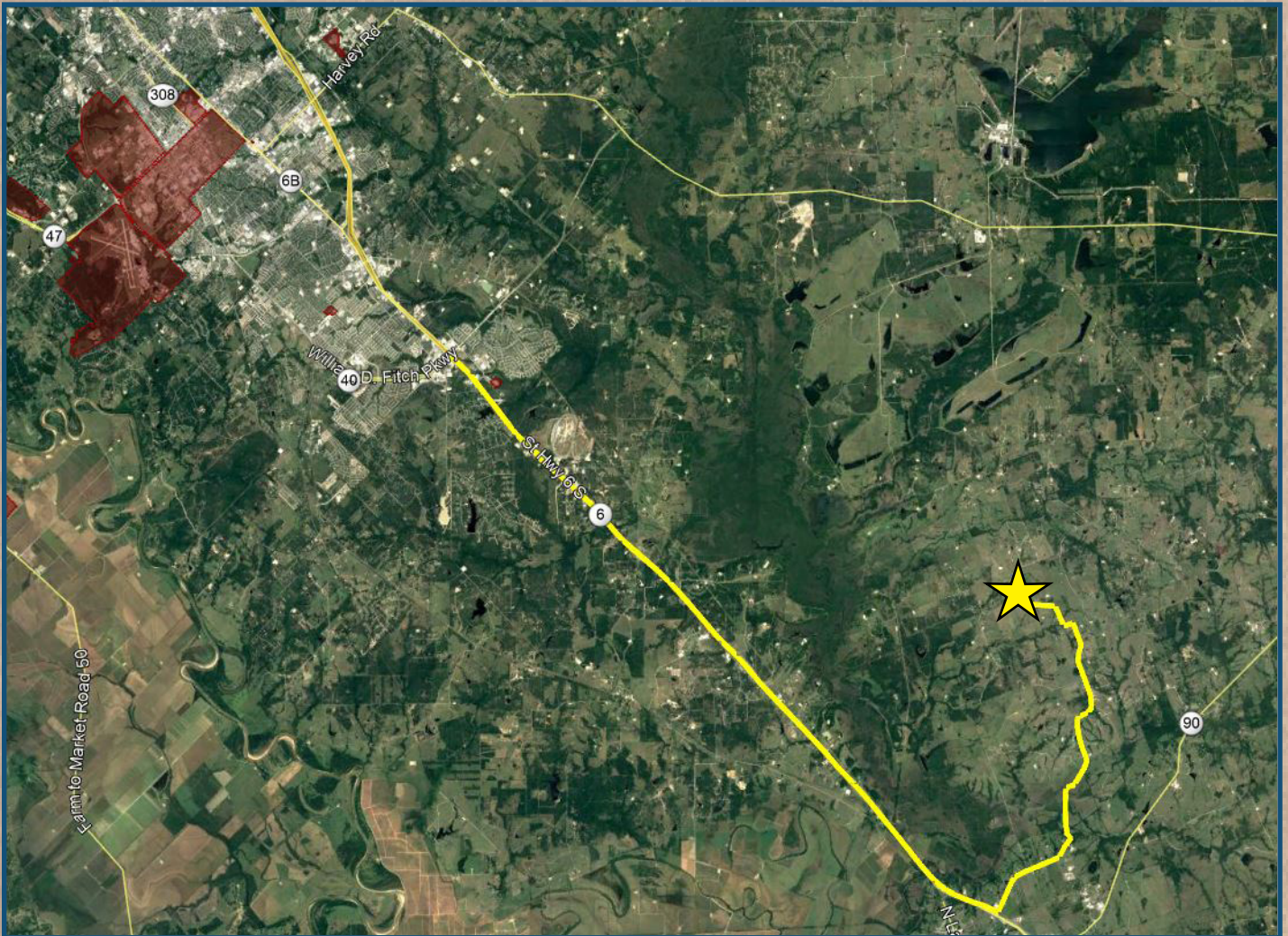
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Less than a 30 minute drive from College Station!

Directions: From Hwy 40 and Hwy 6 head Southwest on Hwy 6 for 14.3 miles. Take the exit for FM 3090 and turn left.

Continue on FM 3090 for 6.6 miles. At the T turn left for 1.2 miles. Turn right on CR 189.

In 0.3 miles your new ranch is on the left!

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11/2/2015



## Information About Brokerage Services

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.

<b>CLARK ISENHOUR REAL ESTATE SERVICES, LLC</b>	<b>8999919</b>	<b>INFO@CLARKISENHOUR.COM</b>	<b>(979)268-6840</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>JOHN R CLARK</b>	<b>358293</b>	<b>JOHN@CLARKISENHOUR.COM</b>	<b>(979)268-6840</b>
Designated Broker of Firm	License No.	Email	Phone
<b>JOSH ISENHOUR</b>	<b>506325</b>	<b>JOSH@CLARKISENHOUR.COM</b>	<b>(979)268-6840</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>DAVID VANCE GOSS</b>	<b>627851</b>	<b>VANCE@CLARKISENHOUR.COM</b>	<b>(979)268-6840</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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

IABS 1-0 Date

Clark Isenhour RealEstate Svcs, 3828 S. College Avenue Bryan TX 77801  
Ryan Lovett

Phone: (979)268-6840

Fax:

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IABS

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