



261.3 ACRES, FM 2988

6258 FM 2988
Navasota, TX 77868

FOR SALE



Beautiful rolling hills ranch, perfectly located between
Houston and College Station on FM 2988, 1/2 mile
from Hwy 6!

Family owned for over 50 years!

For more information, please contact:

John R. Clark
979.268.6840
john@clarkisenhour.com

Scott Lovett
979.268.6840
scott@clarkisenhour.com



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



- Lovely 261.3 acre ranch property. Two surveyed, contiguous tracts of 56.02 and 205.28 acres. (Seller considered selling just 56.02 acres. Reason for new fence on that survey line)
- 1/2 mile east of Highway 6 on FM 2988, 5.5 miles south of HWY 6/HWY 105 intersection in Navasota, TX
- Centrally located for an easy commute to College Station or the Houston MSA. Approximately 7 miles from proposed SH-249 (Aggie Expressway)
- Some improved coastal bermuda pasture with one small lake and three other ponds. Agricultural Exemption (cattle grazing)
- Wooded area in back of property abundant with deer and other wildlife
- Two barns near small lake on front side of property
- 3 bedroom 2 bath home with basement and two car garage
 - Functional brick home on nice homesite overlooking pond but, is in need of new floor coverings and updates
 - New roof and siding in 2015, HVAC and plumbing improvements in 2016 (See Seller's Disclosure)
- 1 bedroom 1 bath Wood Frame Cabin with fenced yard
- **Offered For Sale: \$2,586,870 (\$9,900 per acre)**

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PROPERTY PHOTOS



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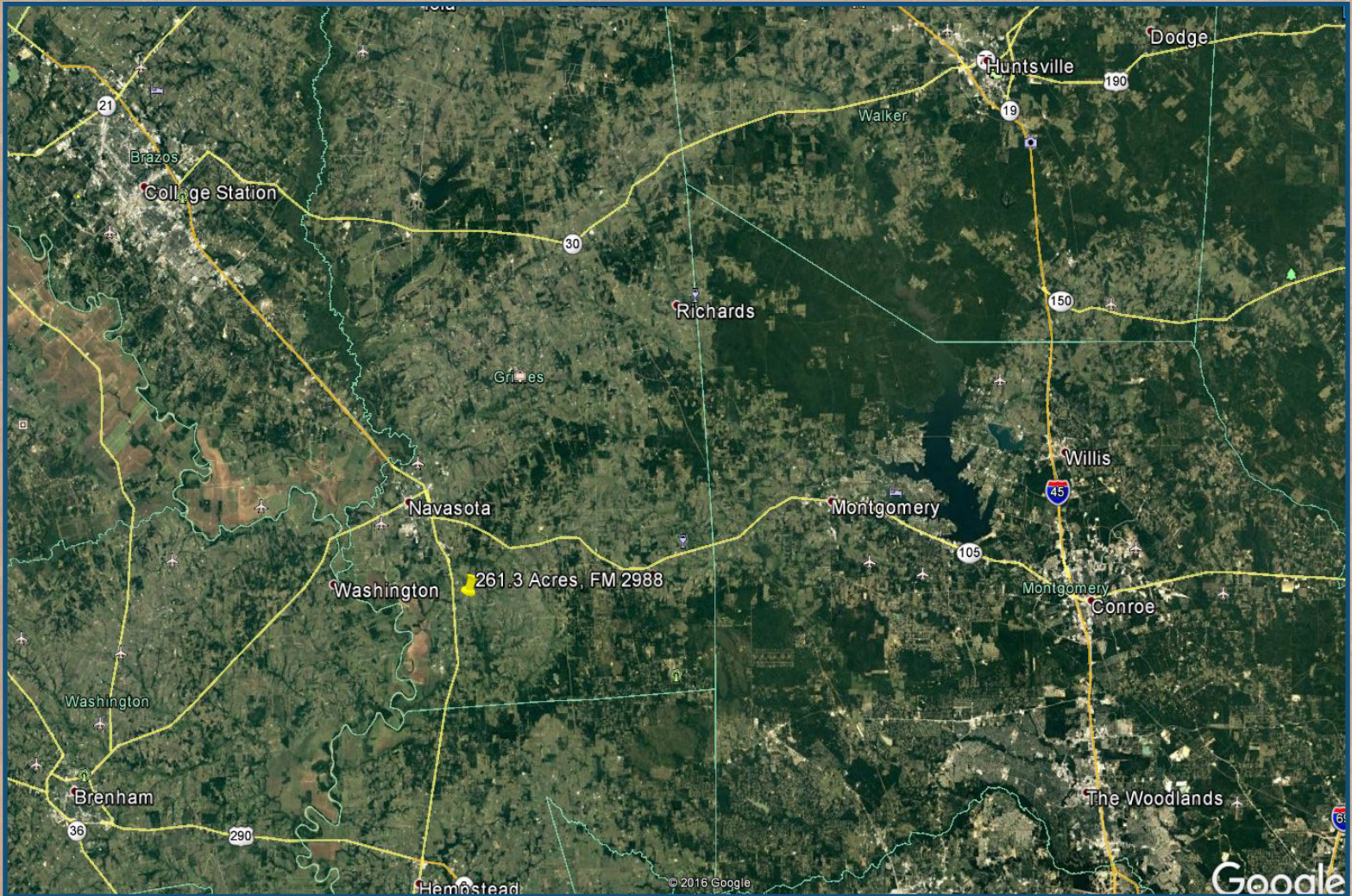
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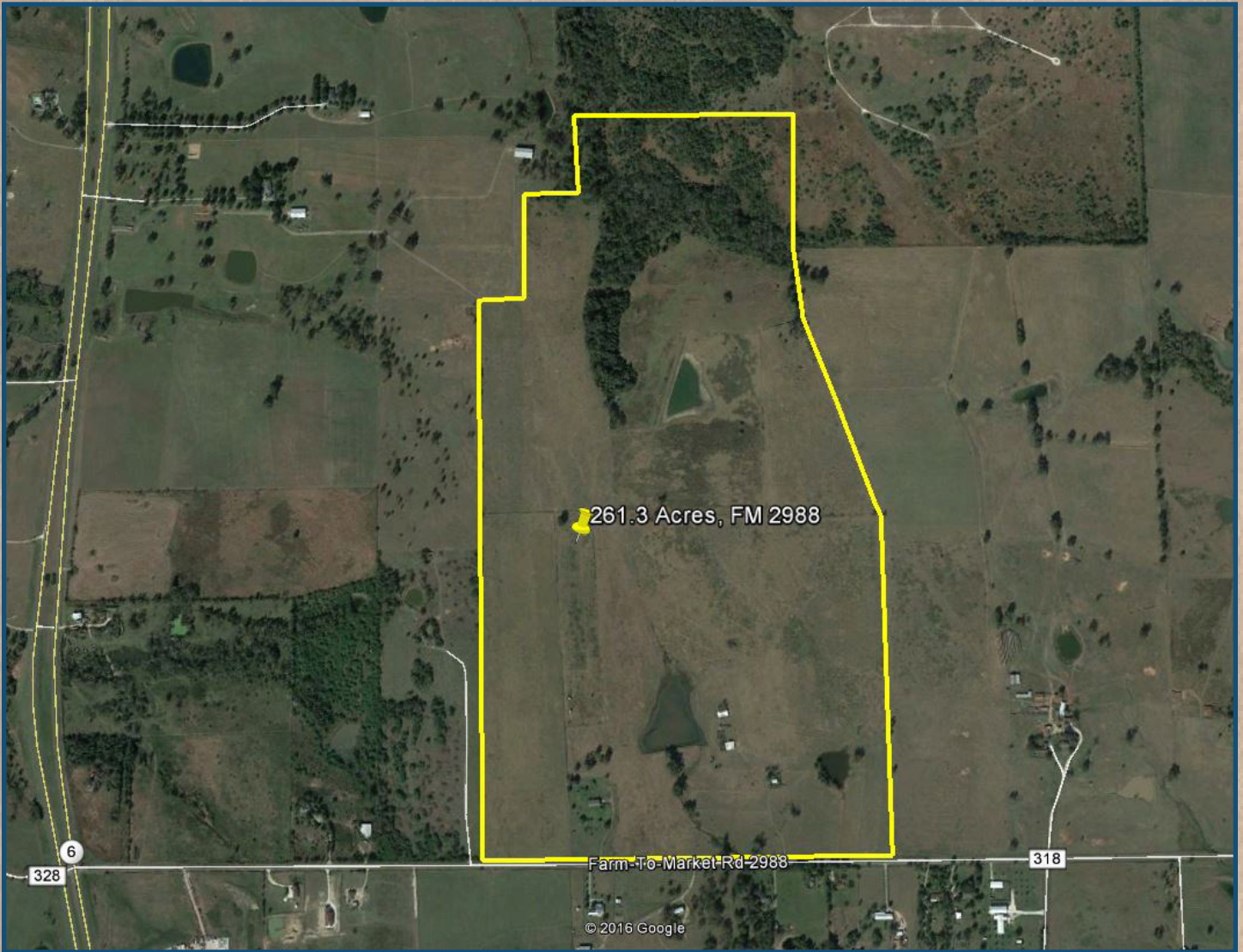


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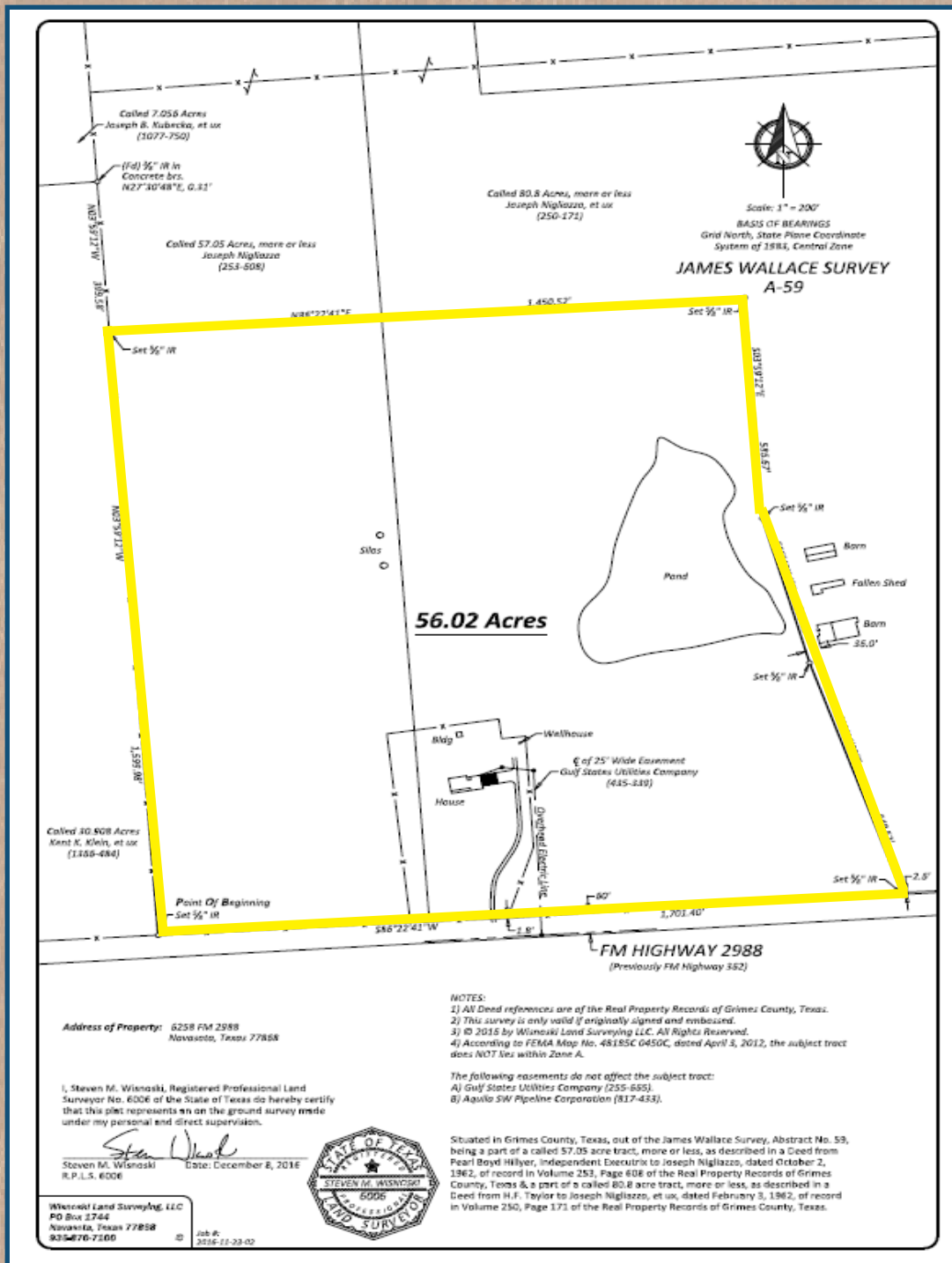


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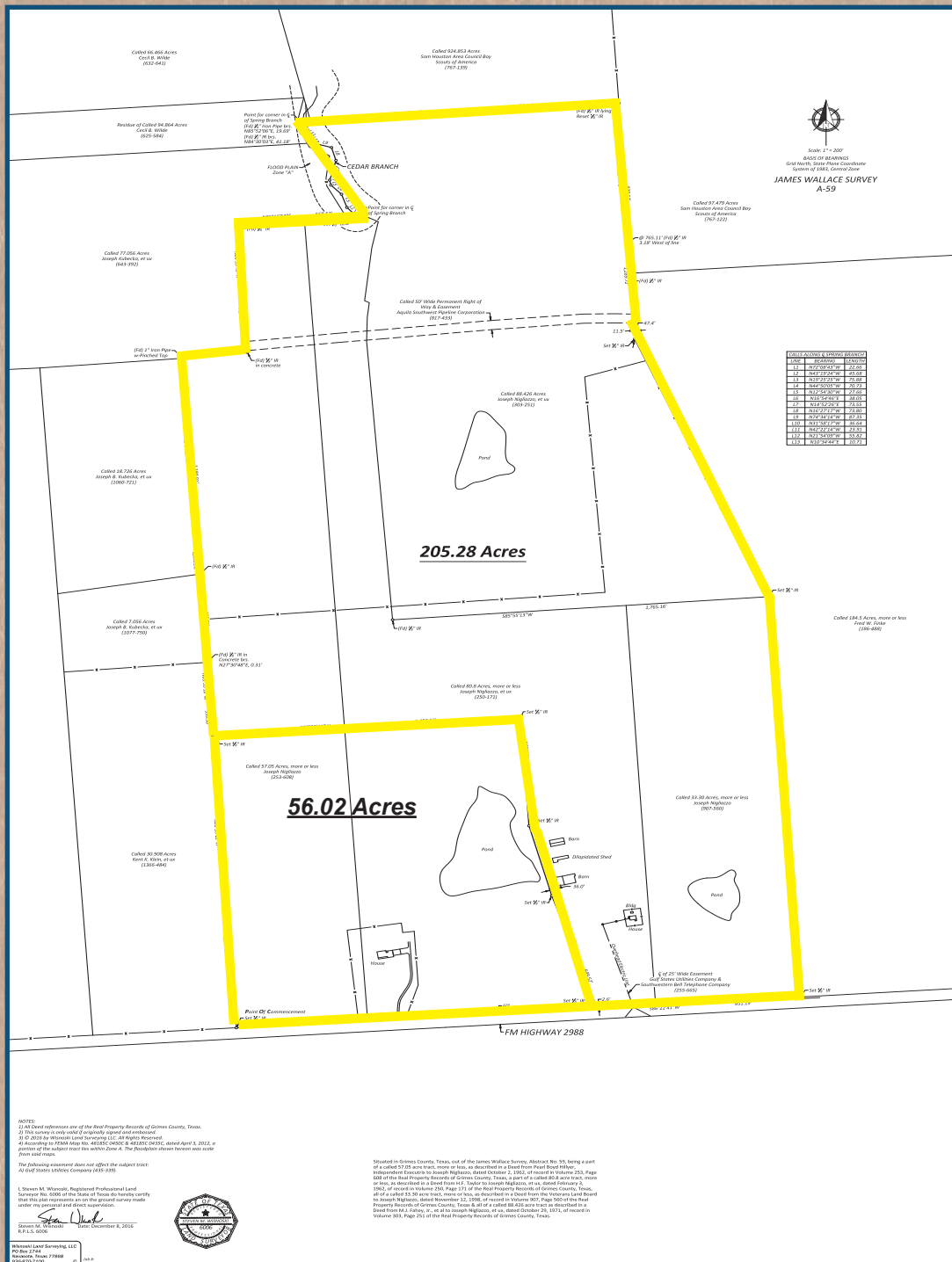
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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name License No. Email Phone

Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/
Associate License No. Email Phone

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

TAR 2501

IABS 1-0

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Josh Isenhour

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