

FOR SALE

42.62 AC
\$795,000

7611
Deep Well
Road

Bryan, TX

CLARK
ISENHOUR
Real Estate Services, LLC



Matt Bathe
Scott Lovett



OVERVIEW



7611 Deep Well Rd
Bryan, TX

PROPERTY HIGHLIGHTS

- Beautiful 42.62 acres +/- in Edge Community of Brazos County
- Within commuting distance of Texas A&M University and Bryan-College Station
- County road frontage on Deep Well Road
- Shape of property offers a number of secluded home sites
- Electrical service in the area
- Nice pond for fishing and cattle
- Property has minimal flood plain
- Currently property carries an Open Space Exemption
- Sites have massive hardwoods

Property Description

Beautiful unrestricted ranch property with a secluded feel. Located within commuting distance of Texas A&M main campus and Bryan/College Station. Build your game weekend retreat or use as your permanent homesite. Tract has limited flood plain which affords an owner many different building sites. Massive hardwoods. Pond and abundant wildlife make this tract the perfect recreation tract.

Driving Directions

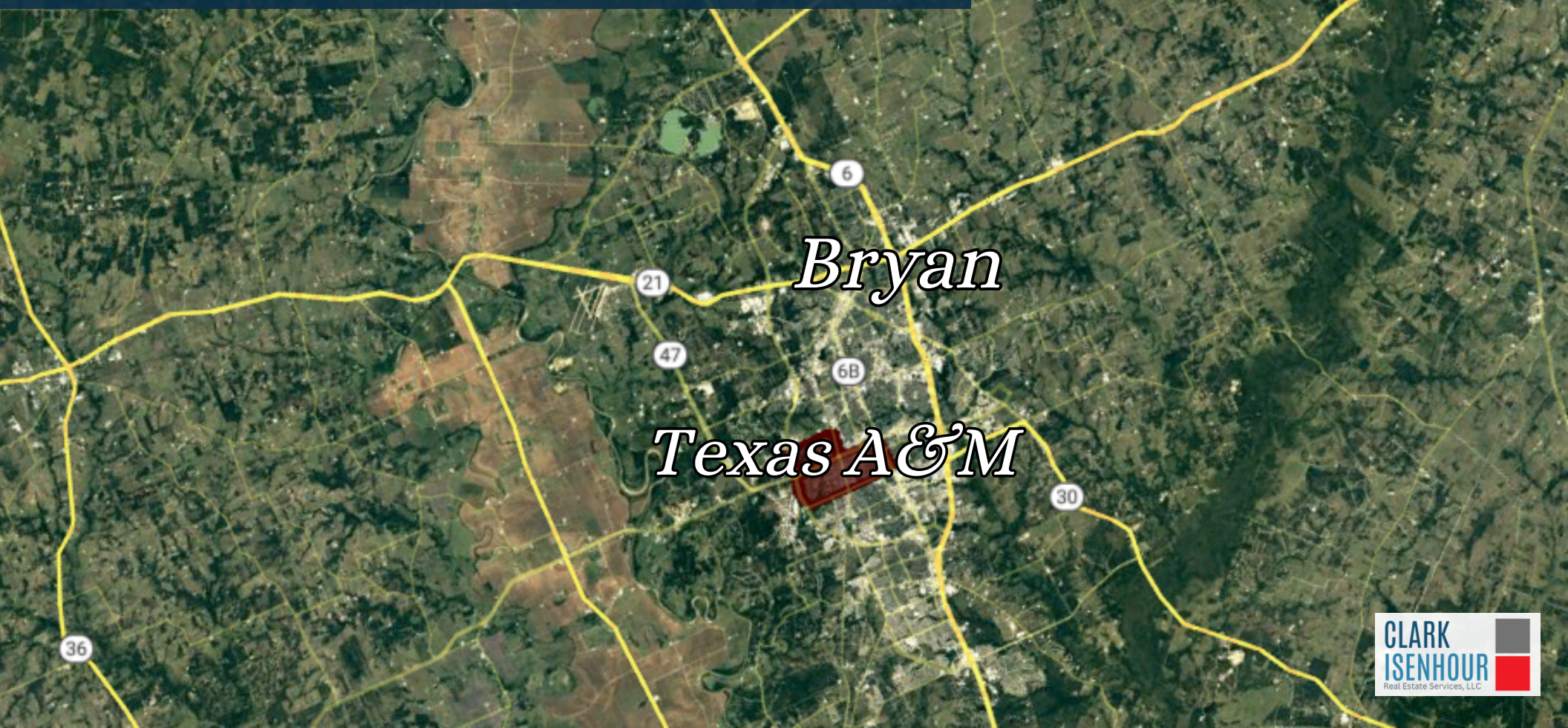
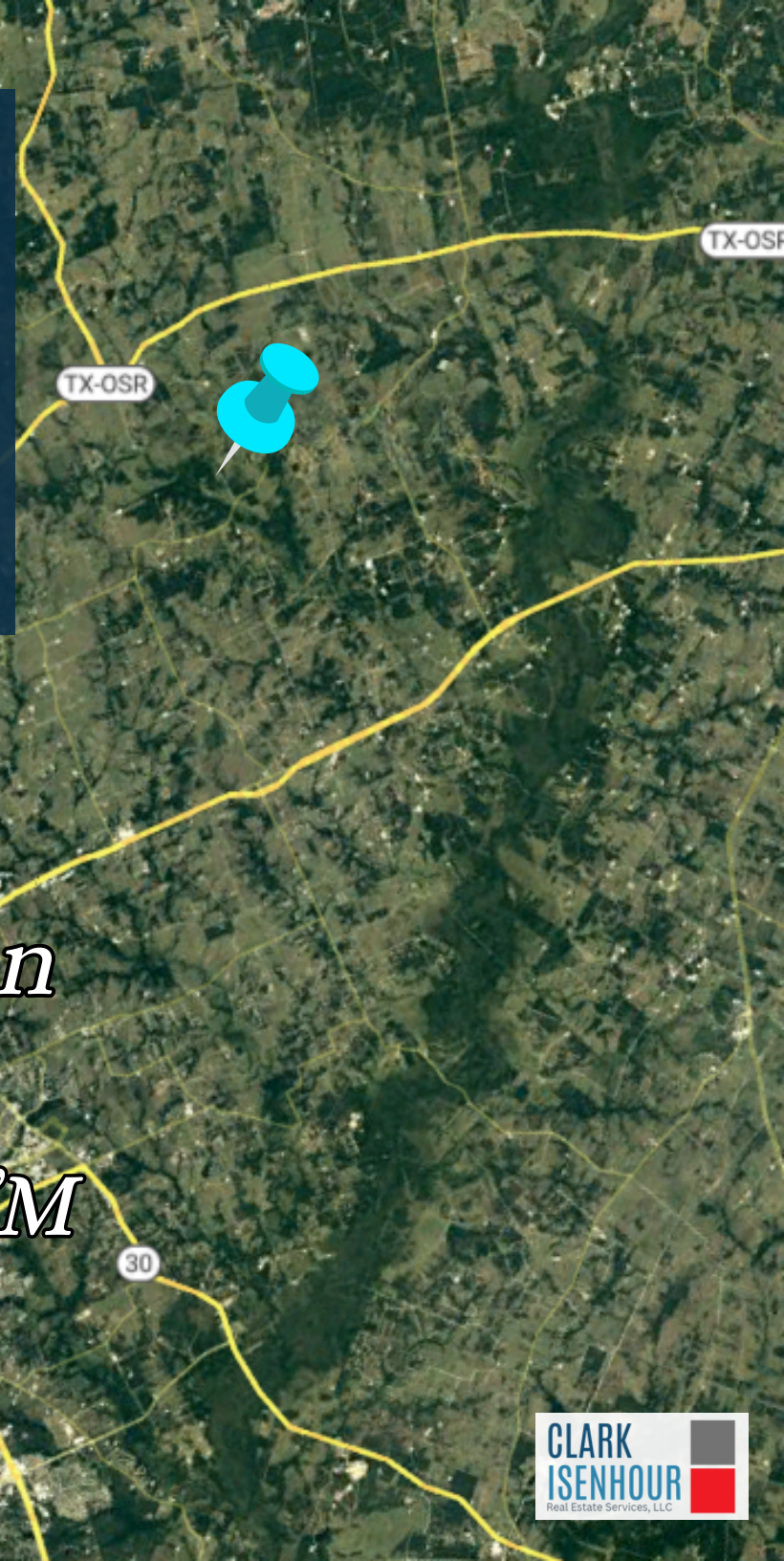


From SH-6 and SH-21 go NE on SH-21 approx. 7.75 miles to Business SH-21 and turn left.

Proceed down Business SH-21 approx. 7/10th mile to FM 2038 N and turn left on FM 2038.

Proceed down FM 2038 approx. 5.2 miles and merge onto FM 974. Continue on FM 974 for approx. 3.1 miles and turn left on Deep Well Road.

Proceed 1.25 miles to property. Property will be on the left side of road.



Bryan

Texas A&M



*Boundary lines are approximate



Kerr 42.62 acres +/-
Brazos County, Texas, 42.62 AC +/-



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

*For more information
contact:*

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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:
 - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate			
Mathew Charles Bathe	770632	matt@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____
Date

