



**FOR SALE**

507.45 AC, 16720 FM 485  
MILAM COUNTY, TEXAS

For more information, please contact:

**John R. Clark**

979.268.6840

john@clarkisenhour.com



## **PROPERTY FEATURES**

- 507 Acres fronting FM 485, 6.5 miles west of intersection of SH-6 and FM 485 (Hearne, TX.)
- Approximately 277 Acres open grass land, grazing lease in place.
- Approximately 230 Acres is gravel/sand mine.
- Unrestricted land.
- Call agent for appointment to tour.
- All offers subject to court approval.

**Offered for Sale: \$2,140,000 (\$4,218/AC)**



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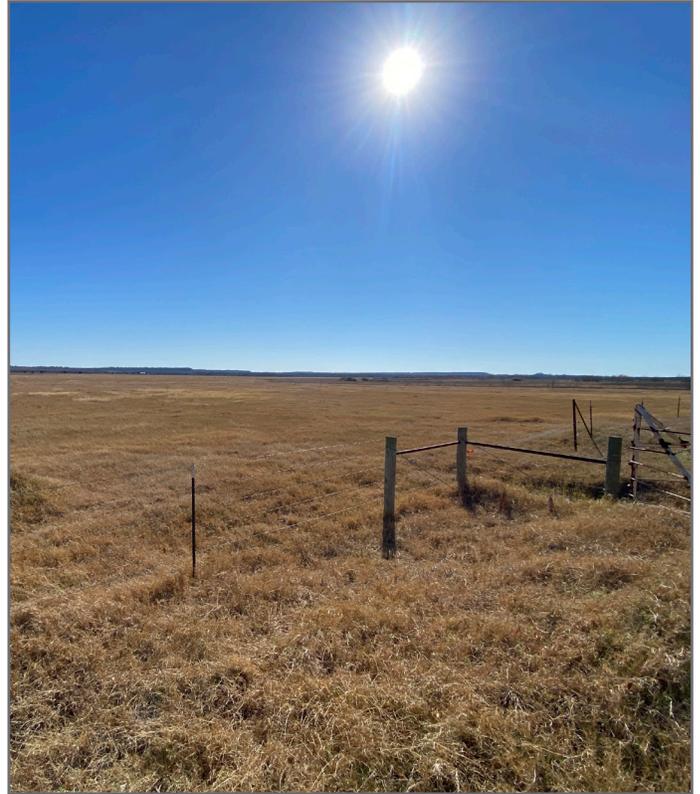
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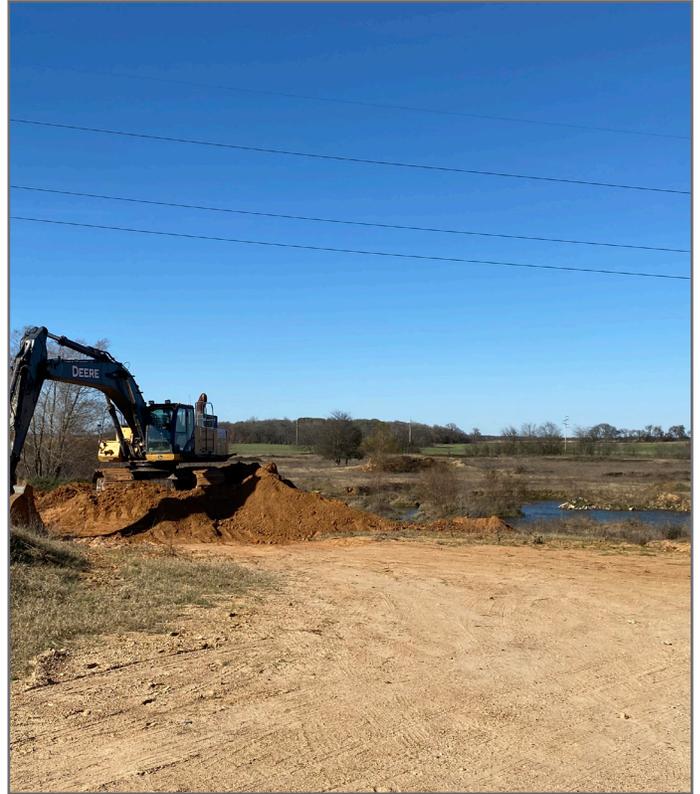
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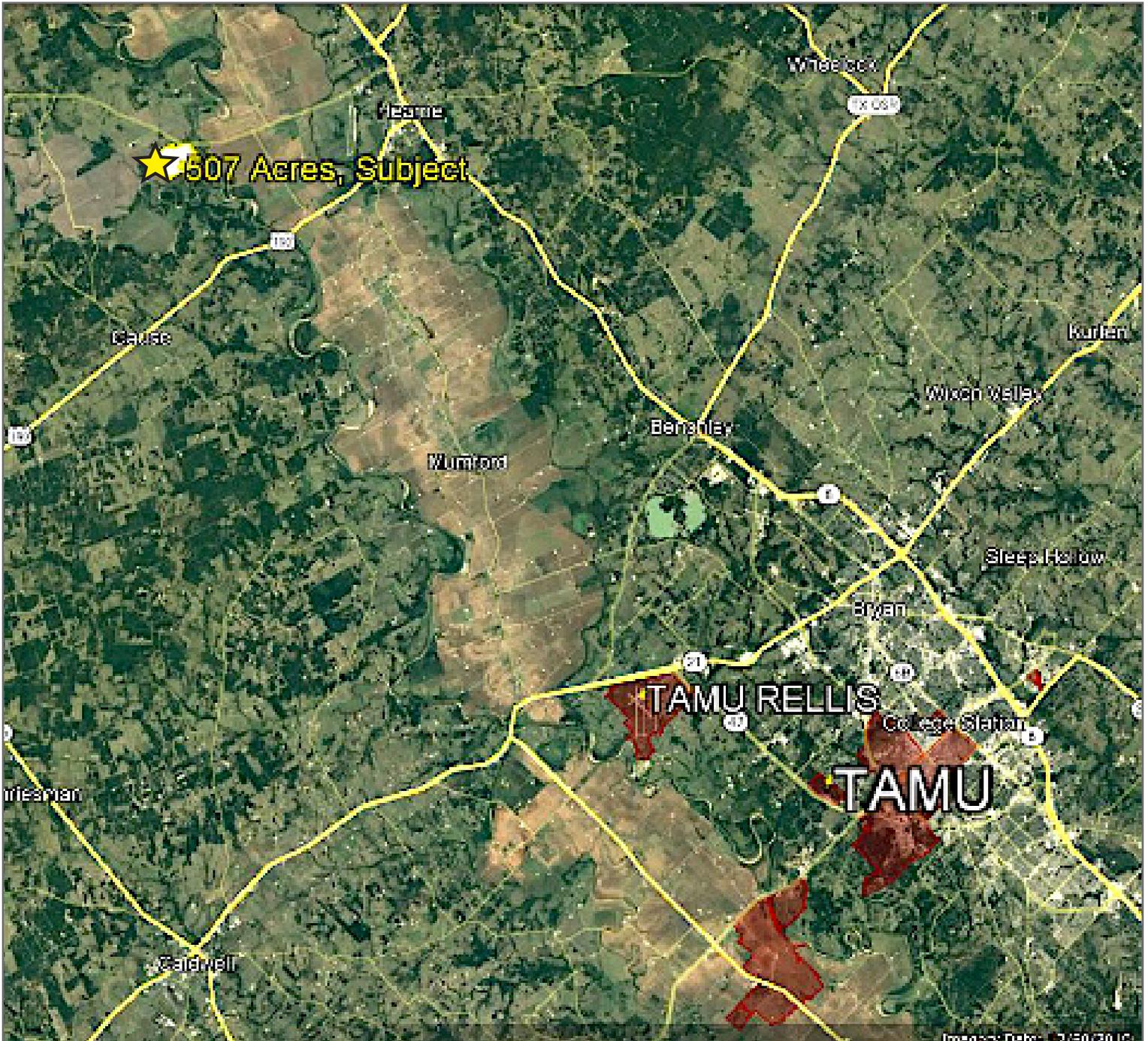
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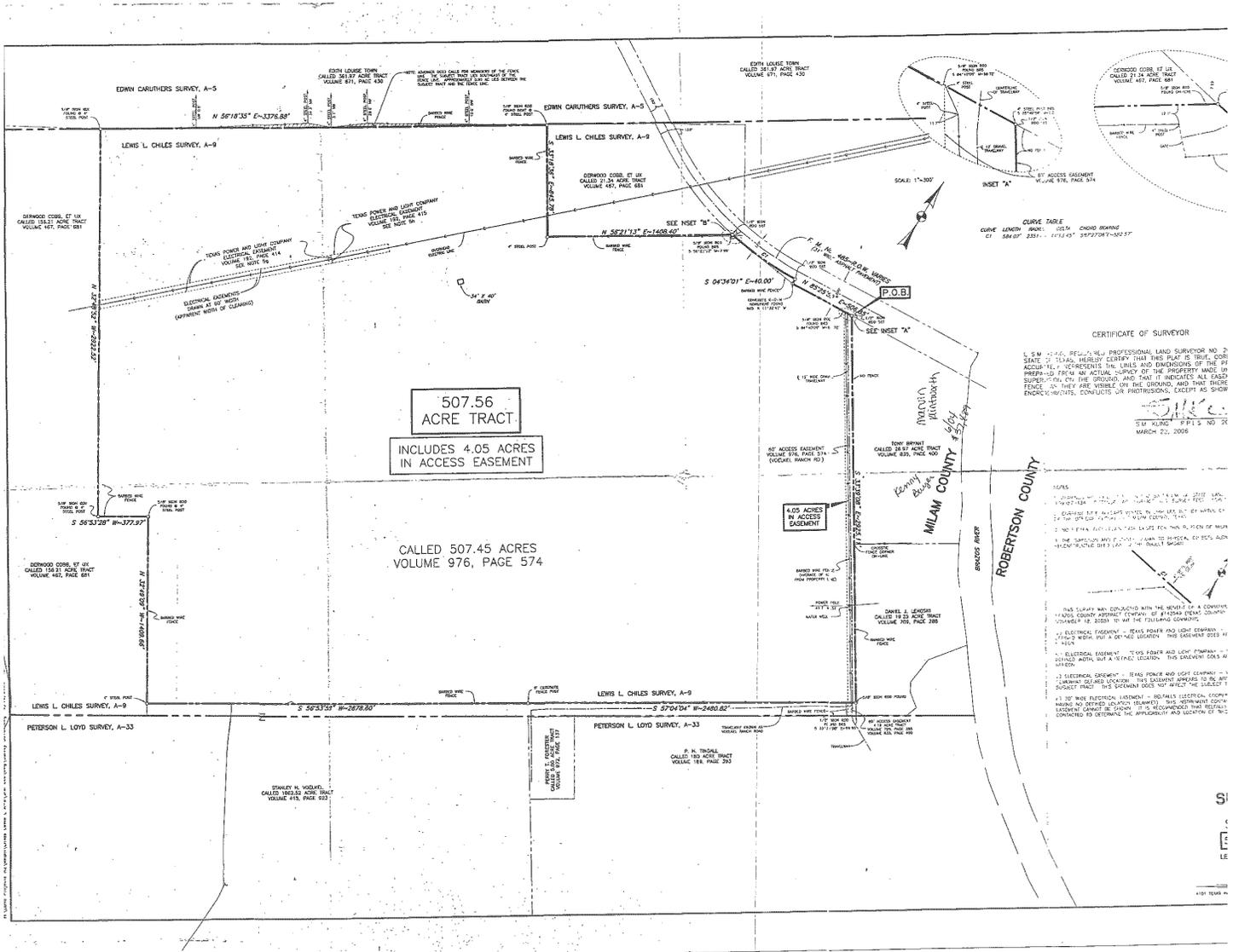
# AERIAL



# AERIAL



**SURVEY**



**507.56  
ACRE TRACT**  
INCLUDES 4.05 ACRES  
IN ACCESS EASEMENT

CALLED 507.45 ACRES  
VOLUME 976, PAGE 574

**4.05 ACRES  
IN ACCESS  
EASEMENT**

**CERTIFICATE OF SURVEY**  
I, S.M. ALLEN, REALTOR, A PROFESSIONAL LAND SURVEYOR NO. 21000, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE, CORRECT AND ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT LAND, OR FROM DATA WHICH ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO ENCUMBRANCES, UNLESS SHOWN OTHERWISE, EXCEPT AS SHOWN OTHERWISE ON THIS PLAN.  
S.M. ALLEN  
MARCH 22, 2006

THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMPLETE AND ACCURATE RECORD OF ALL RECORDS FROM COUNTY RECORDS TO BE USED TO MAKE THE FOLLOWING COMMENTS:  
1. ELECTRICAL EASEMENT - TEXAS POWER AND LIGHT COMPANY - 1/4 SECTION 33, T12N, R10E, S12W, MILAM COUNTY, TEXAS. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT.  
2. ELECTRICAL EASEMENT - TEXAS POWER AND LIGHT COMPANY - 1/4 SECTION 33, T12N, R10E, S12W, MILAM COUNTY, TEXAS. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT.  
3. ELECTRICAL EASEMENT - TEXAS POWER AND LIGHT COMPANY - 1/4 SECTION 33, T12N, R10E, S12W, MILAM COUNTY, TEXAS. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT.  
4. ELECTRICAL EASEMENT - TEXAS POWER AND LIGHT COMPANY - 1/4 SECTION 33, T12N, R10E, S12W, MILAM COUNTY, TEXAS. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT.



**Information About Brokerage Services**

11/2/2015

*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:
  - 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.

<b>CLARK ISENHOOR REAL ESTATE SERVICES, LLC</b>	<b>8999919</b>	<b>INFO@CLARKISENHOOR.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@CLARKISENHOOR.COM</b>	<b>(979)268-6840</b>
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](http://www.trec.texas.gov)

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

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

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IABS 1-0 Date IABS

