



A Premiere Equestrian Property for Sale in College Station!

Clark Isenhour Real Estate Services is honored to market Topside Farm. Located just 15 minutes from Texas A&M University, Topside Farm sits on 18.7 acres and is a complete equestrian facility featuring a large covered, lighted arena and classic well -built wooden stables. This property has everything you need and more for the horse business! **That said, the property is unrestricted and could support many alternative uses from great homesite, to wedding venue, to large construction yard !**

Would be perfect homesite for someone with BIG storage / shop needs!

The seller has owned and operated the stables and taught lessons at Topside Farm for past 30 years. She is willing to continue training and teaching their lessons, but not be responsible for horse care, if the prospective buyer wanted to discuss.

This property is listed for sale for \$695,000. This is a fully open, active stable. Her clients have been notified and will be given 60 days notice to move (if buyer desires) once a sales contract has been executed. Please do not tour without an appointment! Thank You!



PROPERTY FEATURES

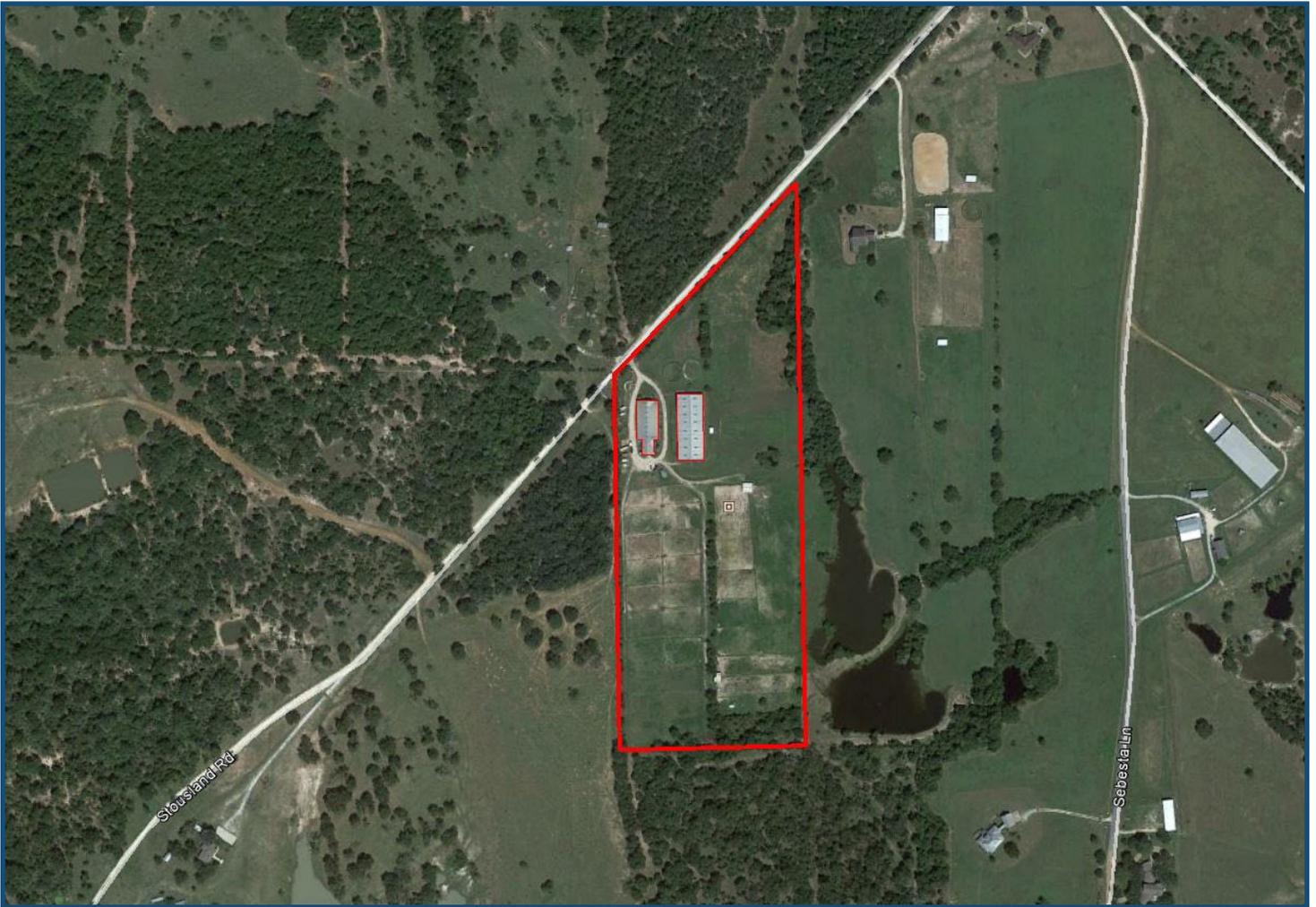
The Land

- 18.72 Acres
- College Station ISD
- Outside City Limits
- All water rights and the small portion of mineral rights that Seller owns will convey

Improvements

- 16,000 SF (200' x 80') covered and lighted arena
- ± 10,000 SF Barn / Stables
 - Eighteen 12' x 12' spacious stalls
 - Two 12' x 12' wash stalls (Cold and Hot)
 - Office area and a fully functional apartment/ loft with bathroom
 - Feed storage area
- Electric: BTU (Bryan Texas Utilities)
- Water: Wellborn Water Meter
- 180' x 160' Outdoor dressage arena
- Tack room, gazebo, storage building

Aerial View



Property Photos



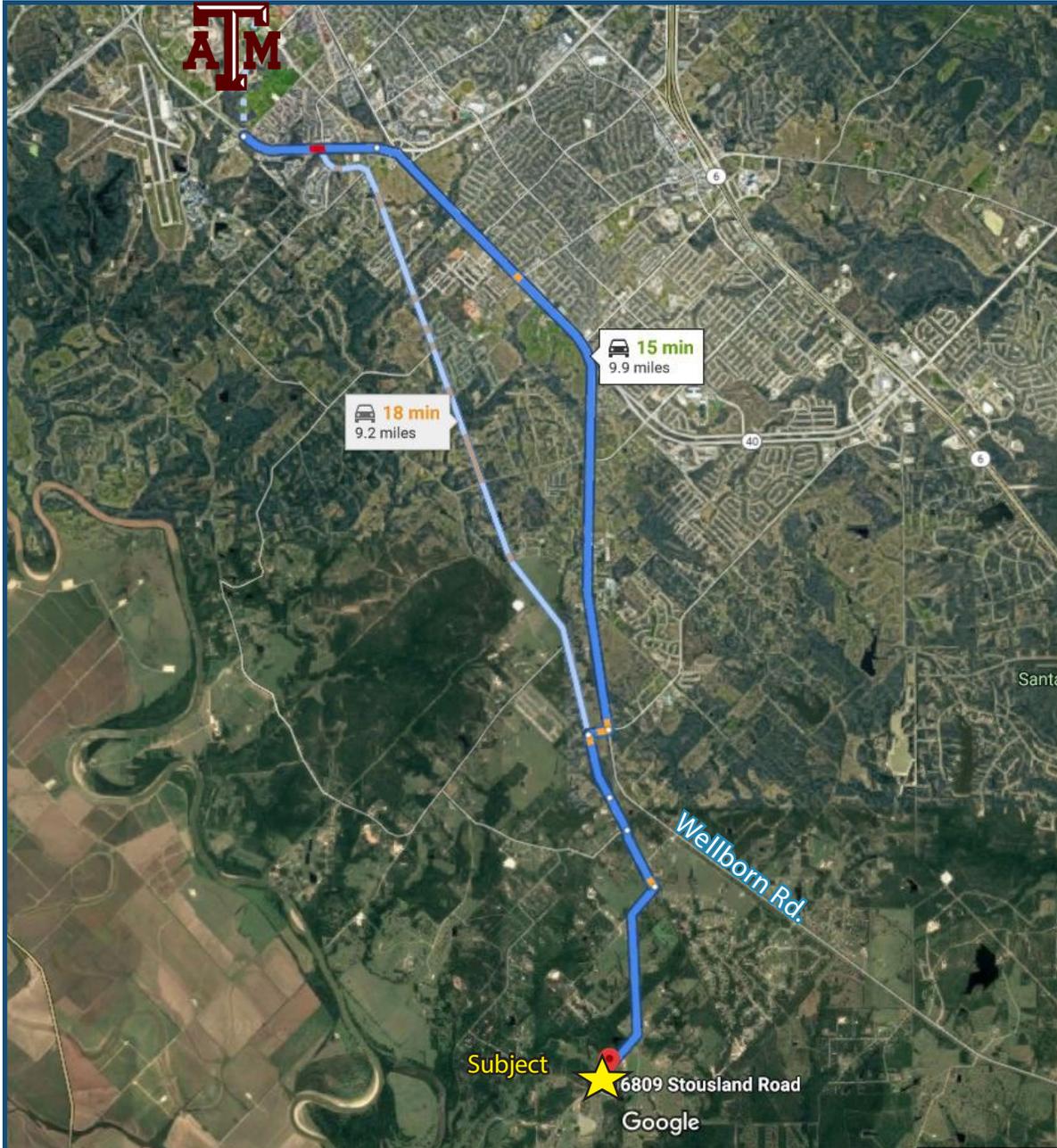
Property Photos



Property Photos



Location





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:
 - 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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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
IABS 1-0 Date

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