

For more information, please contact:

Primary Contact:
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Scott Lovett
979.224.3721
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FOR SALE

Large Acreage Lots

CR 108 CALDWELL, TX



PROPERTY FEATURES

- Now available! Large acreage lots in Burleson County. Sizes range from +/- 12.4 acres up to +/- 84 acres.
- Located only 2 miles west of Caldwell, and only 30 minutes to Bryan/College Station, this land has a serene country peace to it and is only a short commute to city amenities.
- The gently sloping topography and variety of ponds, hardwood trees, creek bed and open pastures gives this land unique and beautiful characteristics.
- Electricity and community water available in the area
- Light deed restrictions on the 12 and 27 acre tracts
- Centrally located between Austin, Houston, and Dallas
- No HOA. No City Taxes.

LOTS FOR SALE



Offered for Sale:
 12.4 Acres – \$295,000
 12.4 Acres – \$295,000
 27.2 Acres – \$530,500
 52 Acres – \$999,900
 84 Acres – \$1,700,000

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 to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner

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LAND DETAILS



Both +/-12.4 acre lots share an almost 3 acre pond and have a common creek boundary line with beautiful pastures and many hardwood trees!

The +/- 27.2 acre lot is mostly open pasture with gently sloping topography and has beautiful hardwood trees near the creek in the rear!

The +/- 52 acres encompasses all three of the lots above.

The +/- 84 acres includes the 52 acres along with 6 additional hay pastures and another almost 1 acre beautiful pond!

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PROPERTY PHOTOS

12.4 acres



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PROPERTY PHOTOS

27.2 acres



Boundary Lines Approximate

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PROPERTY PHOTOS

52 acres



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**CLARK
ISENHOUR**
 Real Estate Services, LLC



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:
 - 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.

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|--|-------------|-----------------------------|------------|
| Clark Isenhour Real Estate Services, LLC. | 8999919 | frontdesk@clarkisenhour.com | 9792686840 |
| 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 |
| Scott Lovett | 657747 | scott@clarkisenhour.com | 9792243721 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

 Buyer/Tenant/Seller/Landlord Initials Date

