



- +/- 610 Acres
- 3,720 SF Custom Home, Lovely scenic views
- Great barn with living quarters, working pens
- Great mix of improved pastures & woods
- 2+ Miles of Little River frontage
- Deer, hogs, ducks, dove
- 35 miles north of College Station
- Offered For Sale: \$3,500,000





Pardee's Hawks Hill

610 Acres, FM 2095
Gause, TX 77857

FOR SALE



One of a kind Texas Ranch! Approximately 610 acres, with over 2 miles of Little River frontage. Lovely 3,720 SF custom built home, with scenic views over the river bottom and insulated metal building/barn with living quarters. Great mix of improved pastures and woods with more great homesites and a large variety of trees: huge oaks, pecans, sycamores and dogwoods. Classic ranch layout, entry road rises to barn and working pens then continues on to the home. Good interior dry weather roads and trails. 40 miles north of Texas A&M University.

FM 2095 is considered one of the most scenic roads in this part of Texas. A very bio-diverse region where the coastal plains, the post oak savannah, and the hill country merge. The area is also steeped in history. Nearby Sugarloaf Mountain, just east of the property, is considered by the Tonkawa Indians to be the birth place of their tribe. The Little River bottom is known as prime real estate for finding arrowheads and artifacts.

Directions from Bryan/College Station: Hwy 79 West to Gause, turn North on FM 2095, 4.2 miles to ranch on your right, look for sign. Must have appointment to show.



610 Acres, FM 2095
Gause, TX 77857



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.

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979.268.6840 o
979.268.6841 f



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Improvements

Home:

- Lovely custom 3 bedroom home built by Legend Builders in 2004
- 3720 SF plus 538 SF covered porches (Milam County CAD)

Downstairs:

- Master suite, covered patio
- Formal living, off entry also connected to same patio
- Formal dining, off entry with doorway from kitchen
- Family room with fireplace opens to kitchen and informal dining
- Half bath off entry hallway
- Large utility room, opens to carport with storage

Upstairs:

- Two bedrooms with Hollywood bath in between
- Private office with half bath
- Door leading from office to large storage area in attic

Building with living quarters:

- Approximately 5000 SF insulated metal building built in 1996
- Has 1200 SF of living quarters, great guest quarters
- Large set of cattle pens near barn





Grass Lease:

- Tenant John Malazzo. Grazing lease only thru March 31, 2015.
- Copy of lease available. Tenant is responsible for fertilizing and weed control. John has expressed interest in continuing should new owner desire same.

Oil and Gas Lease:

- Not in production, but leased to Exploration Techniques, Inc. from Dec 28, 2010 thru Dec 28, 2015. Copy of the lease available.
- Exploration Techniques said Seller owns approximately 356 Net Mineral Acres. Seller is reluctant to convey any but is negotiable.

Utilities:

- Water well adjacent to home
- Milano Water Supply meter serves the barn and its living quarters
- Heart of Texas Electric, 2 meters. One for barn, one for home and well

Property Tax:

- Milano County CADR# 68225
- 2013 total \$2,481.51
- Under Ag Exemption, Except two 1 acre parcels at home and barn

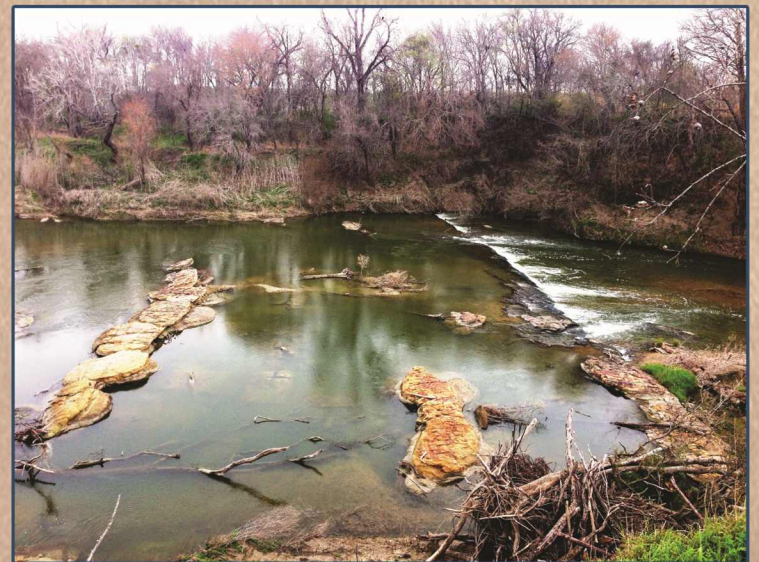




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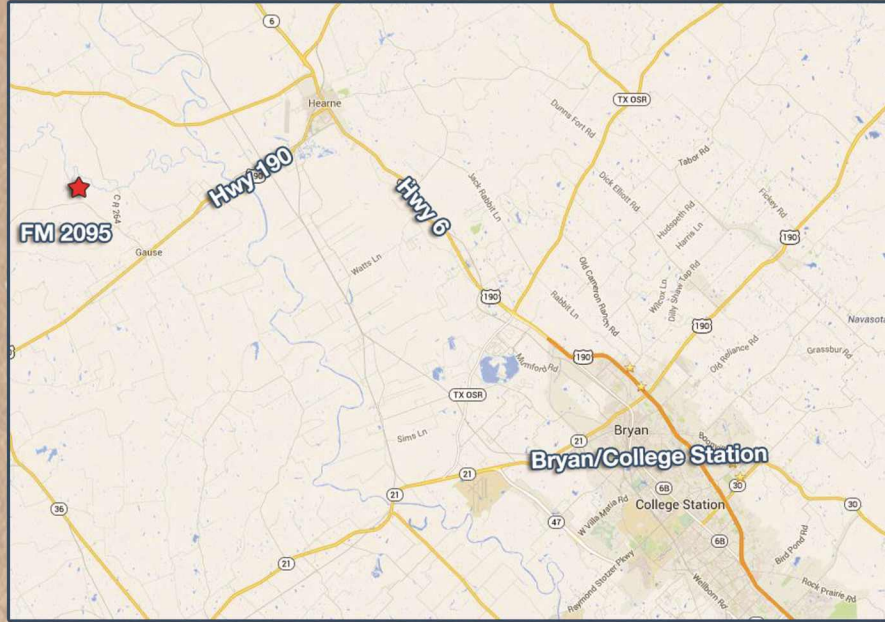
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Clark Isenhour can show Pardee's Hawks Hill at your convenience. Please call today to schedule an appointment.



**CLARK
ISENHOOR**
Real Estate Services, LLC

CLARKISENHOUR.COM
3828 S COLLEGE AVE. BRYAN, TEXAS
979.268.6840



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Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

10-10-11

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

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