



- Secluded Milam County retreat only 45 minutes from Bryan
- Pond Creek Ranch is +/- 175 acres of recreational paradise located at the end of CR 275A
- Great mix of tall hardwoods and open areas provide excellent hunting potential
- Abundant wildlife on ranch including deer, hogs and dove
- Pond Creek runs through the center of the ranch and provides live water year round. Concrete crossing constructed so all parts of ranch are easily accessible.
- 4 ponds on ranch
- Ag exemption in place. No current OGL lease and Seller willing to convey executive rights with acceptable offer
- Offered For Sale: \$499,500

For more information, please contact:

Scott Lovett
979.268.6840
scott@clarkisenhour.com



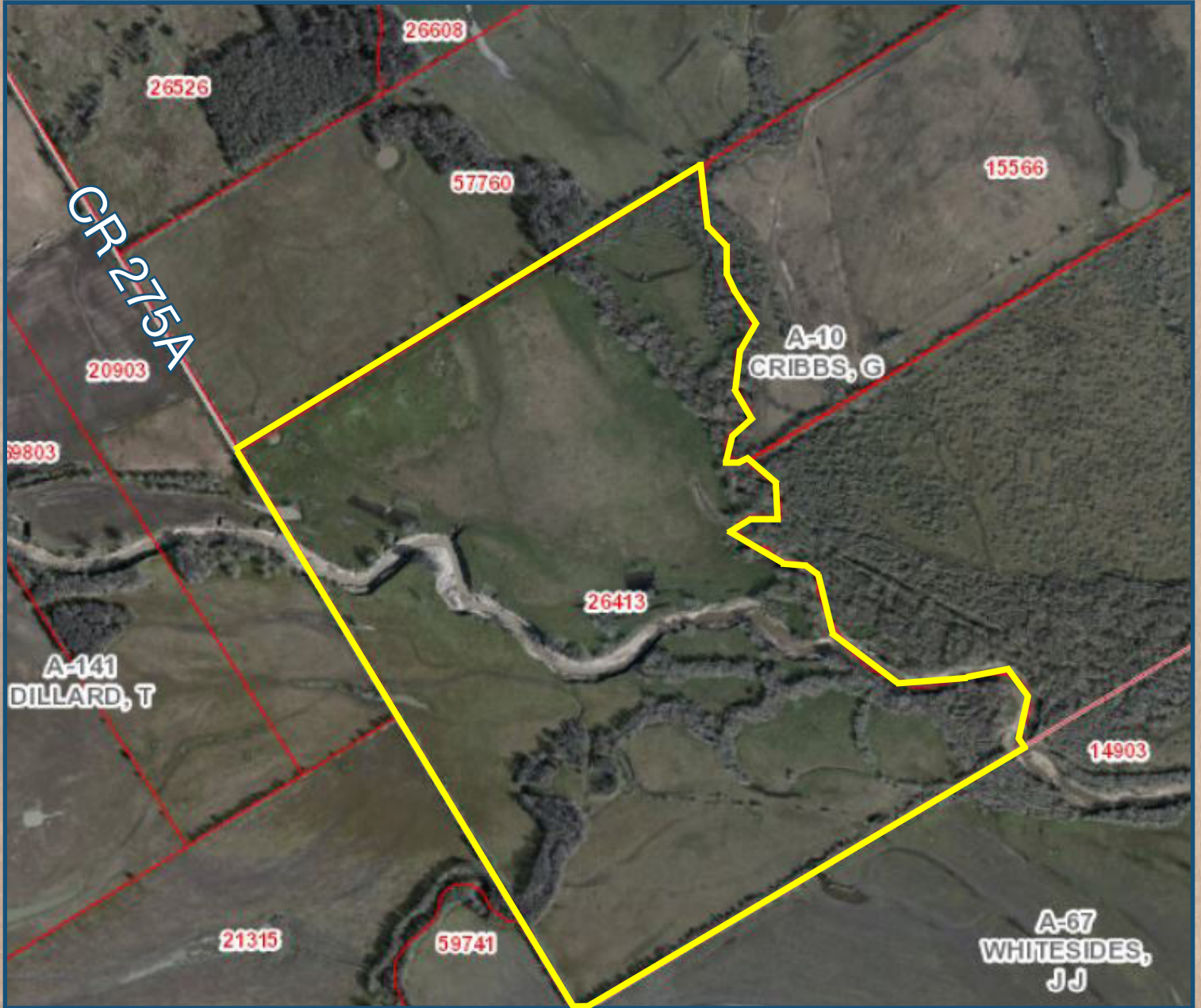
Clark Isenhour Real Estate Services, LLC
3828 S College Ave
Bryan, Texas 77801
www.clarkisenhour.com



POND CREEK RANCH

698 CR 275A
Milam County, TX 76570

FOR SALE



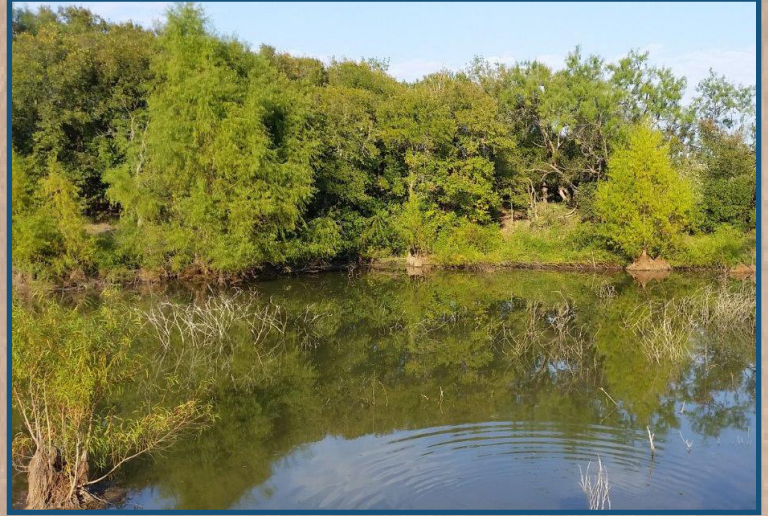
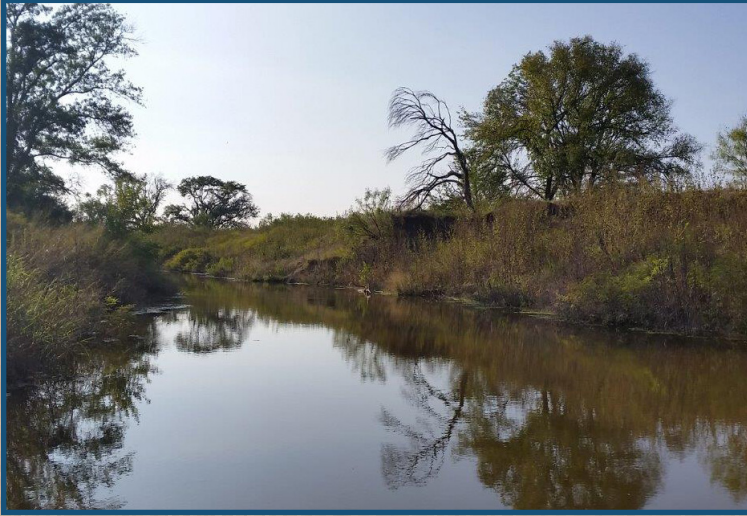
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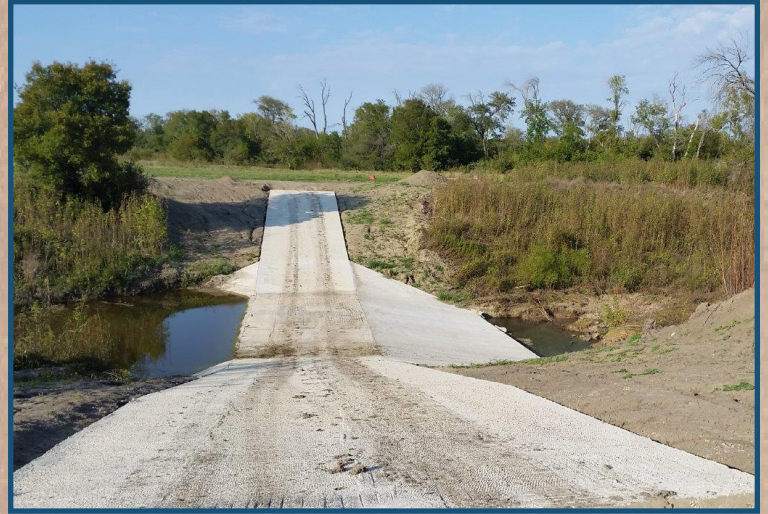
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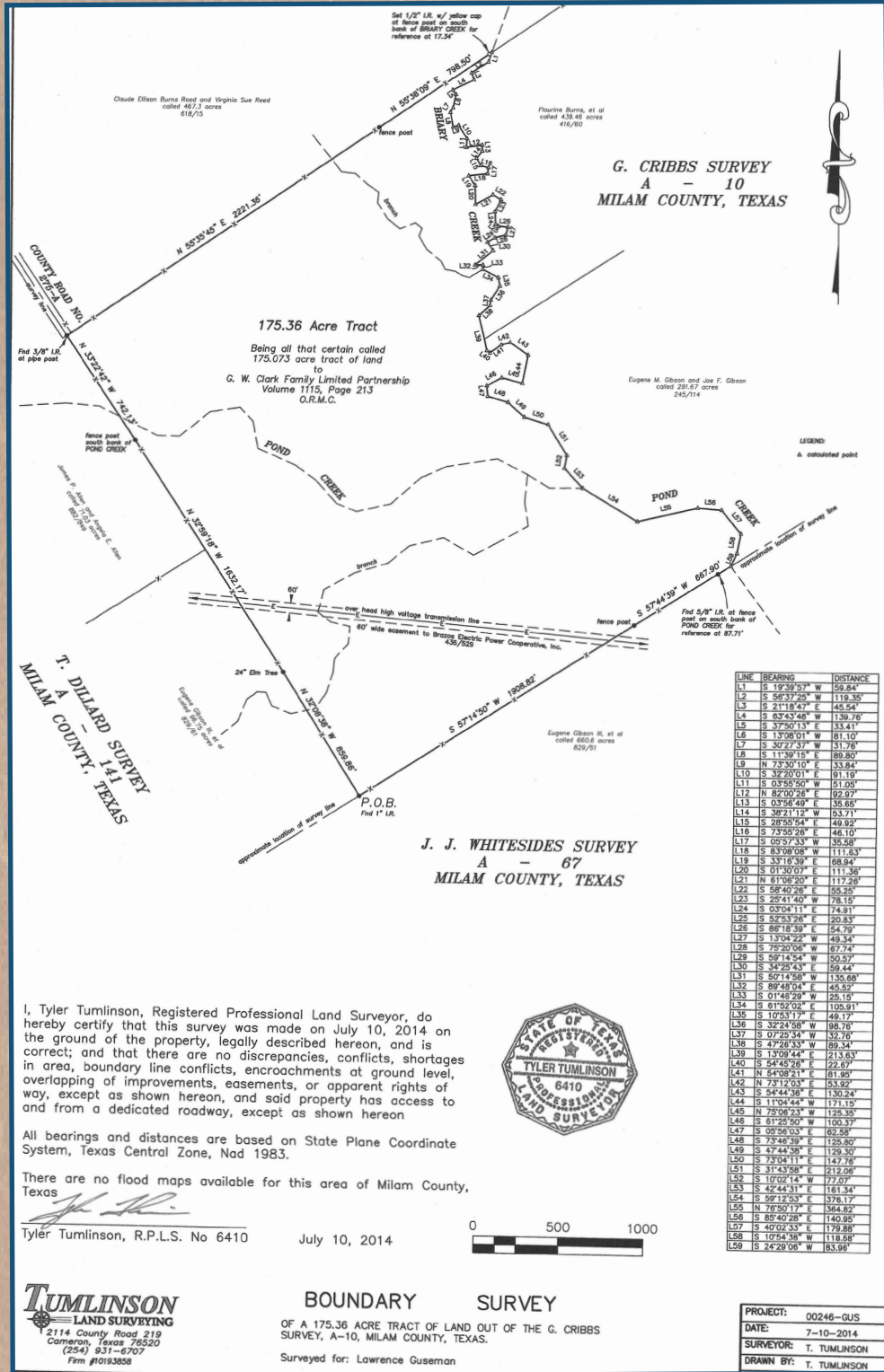
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FOR SALE

SURVEY



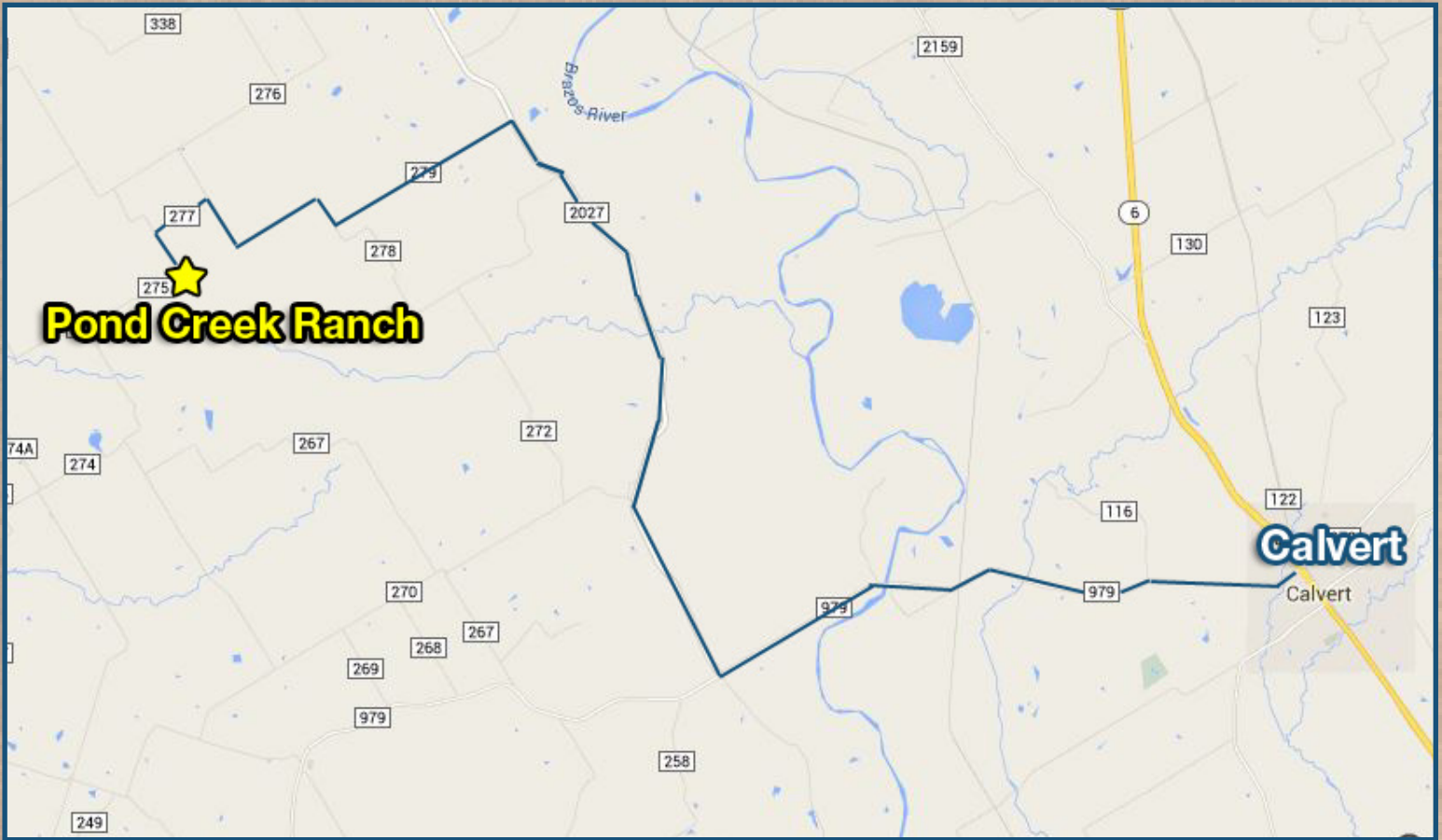
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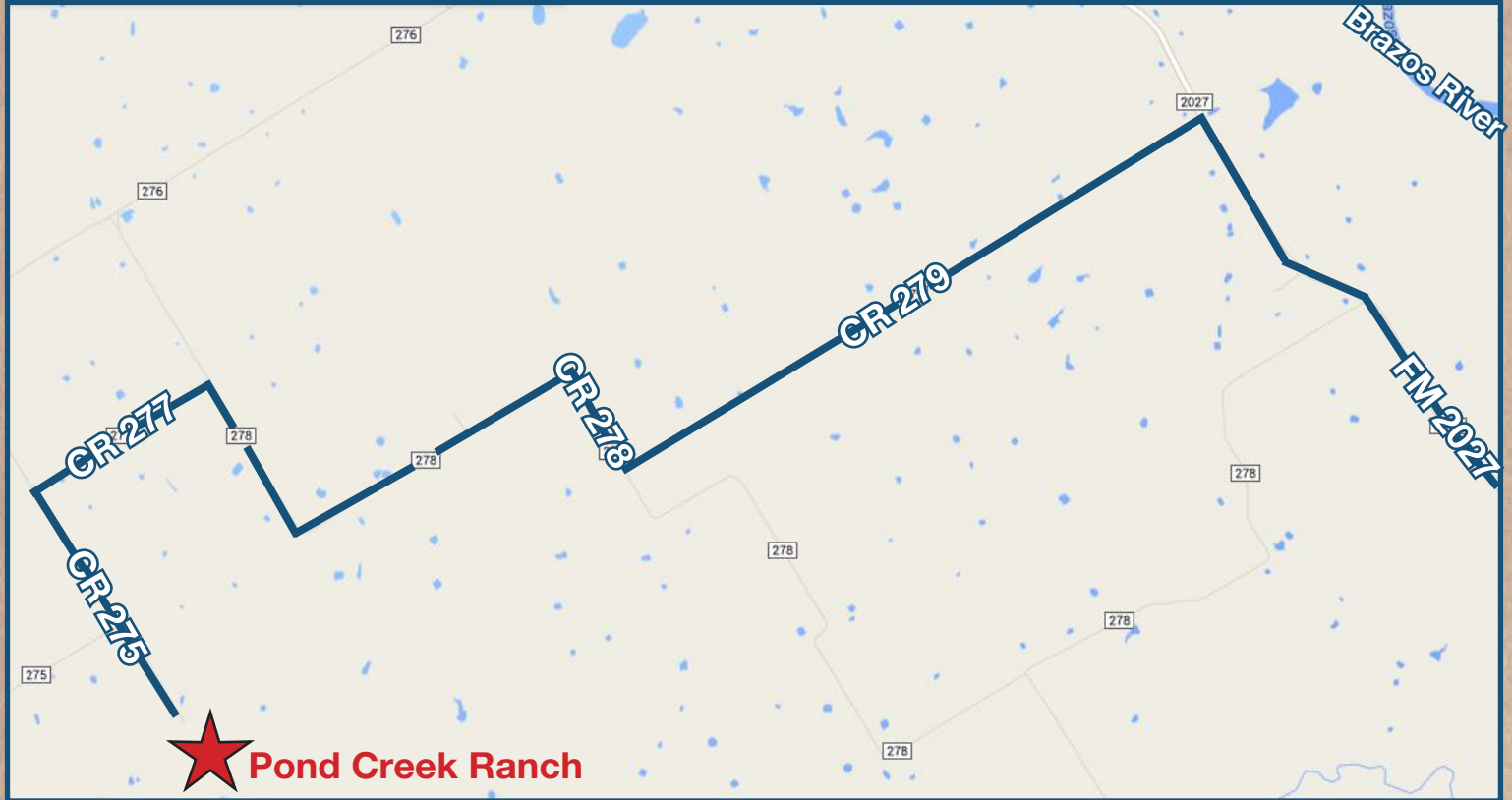
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DIRECTIONAL MAP



DRIVING DIRECTIONS

- From Calvert, head west on FM 979 E/Black Bridge Road for 6.5 miles
- Turn right on FM 2027 N and continue for 7.4 miles
- Turn left on CR 279 and continue for 2.3 miles
- Turn right on CR 278 and follow the road around two bends for 2.1 miles
- Turn left on CR 277 and continue for .7 miles
- Turn left on CR 275 and continue for 1 mile
- Turn left at the T onto CR 275A. Property at end of road.

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name License No. Email Phone

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

TAR 2501

IABS 1-0

Clark Isenhour Real Estate Services, LLC, 3828 S. College Avenue Bryan, TX 77801
Josh Isenhour

Phone: 9792686840

Fax:

Information about

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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