



### **PROPERTY INFORMATION**

- +/- 76 Beautiful Acres in northeast Brazos County
- 3,600 SF Custom Home with attached garage
- Mobile Home
- Metal building with temperature controlled space and restroom
- Great mix of improved pastures and woods
- Unique opportunity to acquire a "turn-key" property
- +/- 3 Acre pond stocked with bass and catfish
- Deer, hogs, dove, fish
- Property conveyed with New Holland tractor, Chevrolet Colorado Z71, and more
- +/- 15 miles north of Bryan
- Offered for Sale ~~\$849,000~~
- **Price Reduced to: \$795,000**

For more information, please contact:

Josh Isenhour  
979.268.6840  
josh@clarkisenhour.com

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.



Clark Isenhour Real Estate Services, LLC  
3828 S College Ave  
Bryan, Texas 77801  
[www.clarkisenhour.com](http://www.clarkisenhour.com)



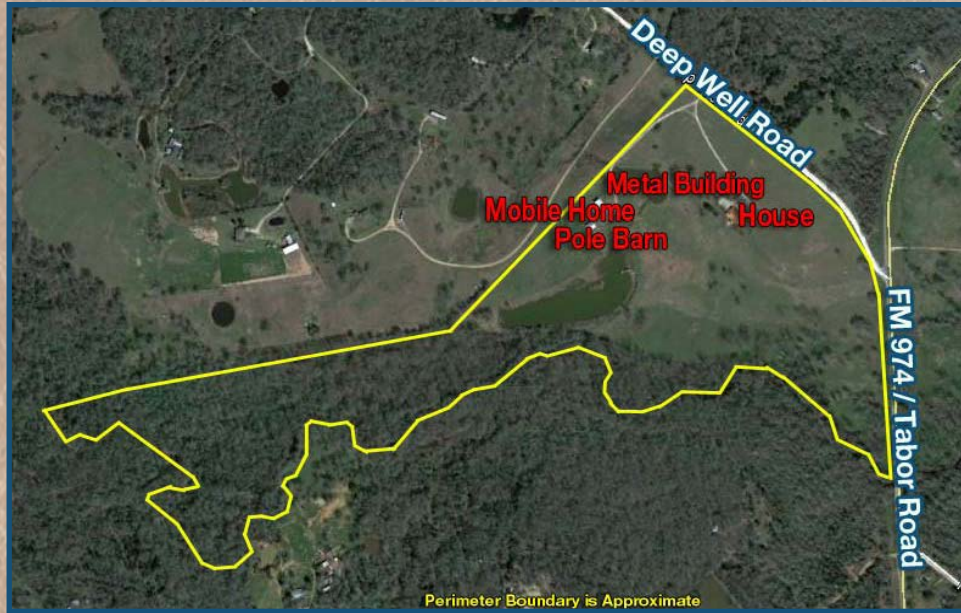


## BEE CREEK FARM

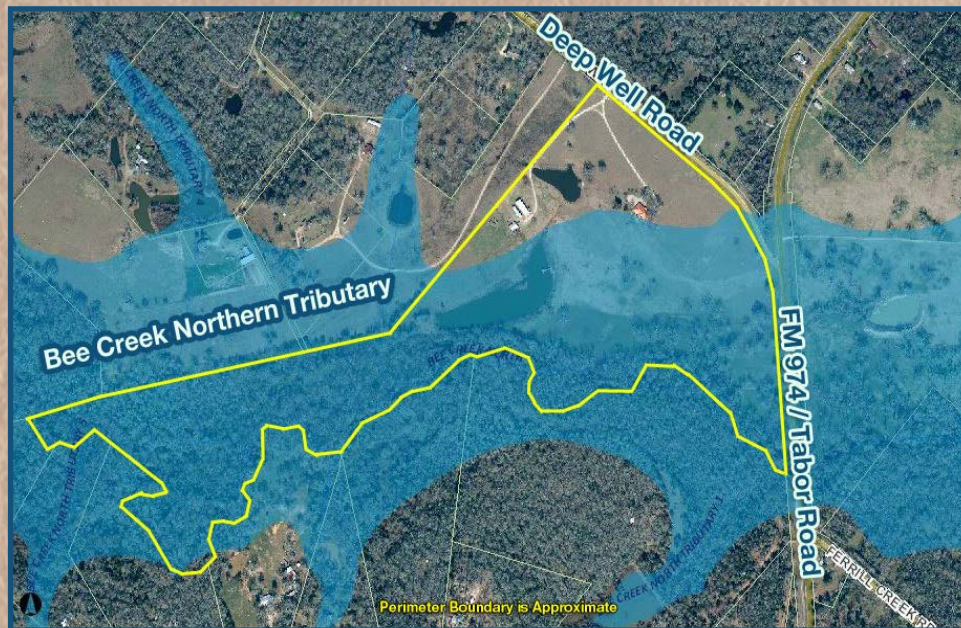
76 Acres, 6705 Deep Well Road  
Bryan, TX 77808

**FOR SALE**

### Aerial Map



### Flood Plain Map



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**Family Room with Fireplace**



**Kitchen**



**Master Bedroom**



**Master Bathroom**

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## Improvements

### Home

- +/- 3600 SF (Remodeled & Addition completed in 1998)
- 3 car attached garage
- 3 bedroom, 2 1/2 bath
- Large master suite with his and hers walk in closets and large bath with shower, walk in tub, and garden tub
- Fitness room with shower and steam room
- Formal dining room
- Large family room adjoining kitchen
- Two fireplaces

### Mobile Home

- +/- 1,056 SF
- 2 bedroom, 2 bath
- Could be used for guest quarters or least to an Aggie to help maintain the property

### Metal Building

- +/-2,000 SF
- approx 1/2 of the building is temperature controlled with a restroom
- Full of farm and ranch equipment that will convey with the property

### Pole Barn

- +/- 1,400 SF
- Approx 1/2 of the building is temperature controlled with a restroom
- Adjoining loafing sheb with pipe fencing out to the large pond

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## Improvements

### Land Improvements

- Fenced and cross-fenced with a mixture of barbed wire and pipe/cable
- Improved grasses
- Two ponds, one with fishing pier
- Large oaks and pecan trees

### Personal Property to Convey with Sale

- Newer model New Holland tractor with 6' shredder, bucket, and hay fork
- Honda Foreman 4-wheeler
- 6' Neckover calf trailer
- Chevrolet Colorado Z-71 4x4 single cab ranch truck
- Bumper-pulled log splitter
- Various other hand and power tools

No mechanical information is known of any of the equipment and no warranty is provided

### Utilities

- BTU Electric
- Wickson Water
- Two Aerobic Septic Systems
- Main home is all electric
- Mobile home has gas heat provided by LP tank

**Directions from Bryan/College Station: Hwy 21 E, Turn Left on FM 2776, Turn Right on FM 974, Property located on the corner of FM 974 and Deep Well Rd**

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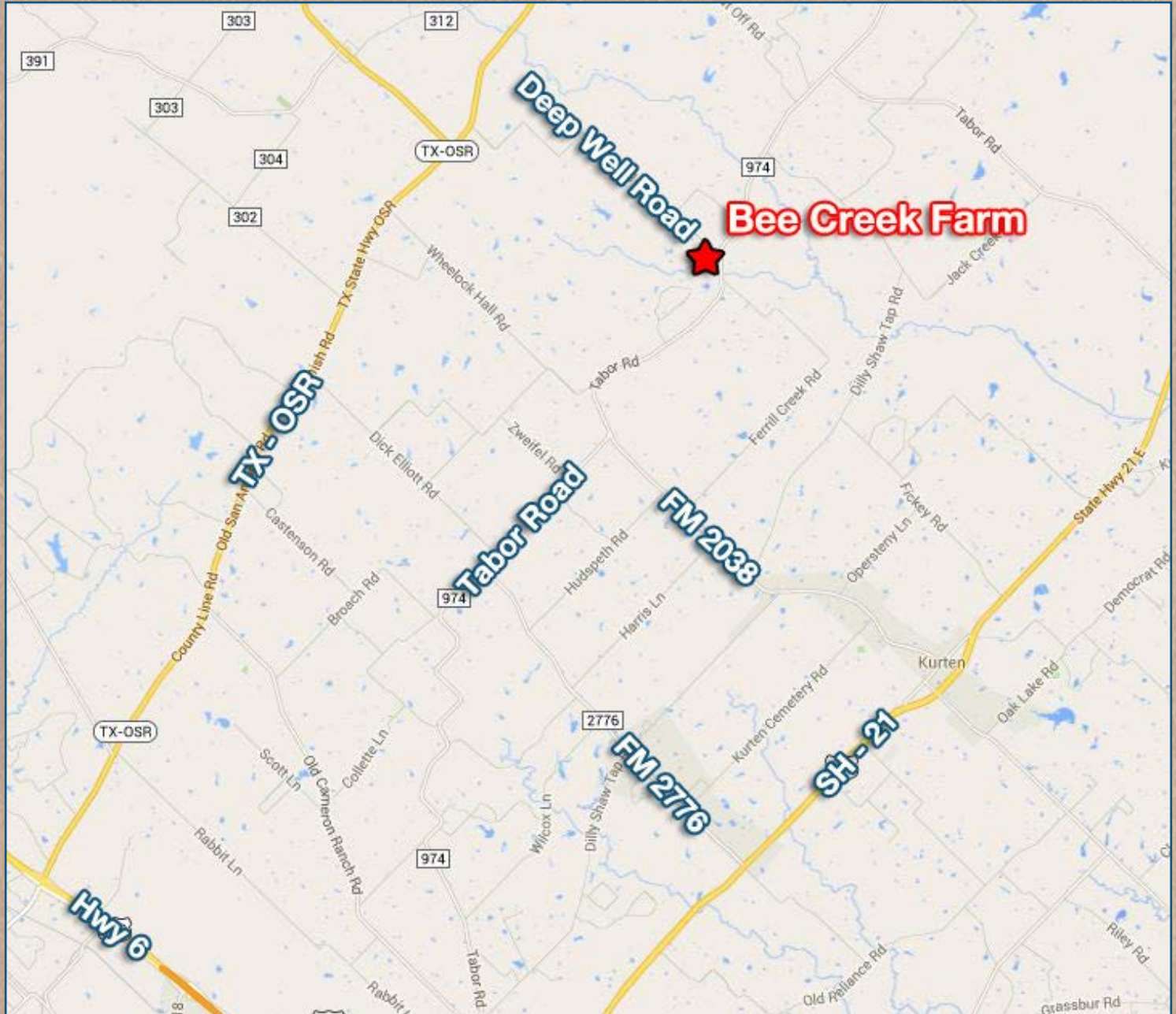
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Approved by the Texas Real Estate Commission for Voluntary Use  
Texas law requires all real estate licensees to give the following information about  
brokerage services to prospective buyers, tenants, sellers and landlords.

10-10-11

## Information About Brokerage Services

**B**efore 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

Clark Isenhour Real Estate Services, LLC, 3828 S. College Avenue Bryan, TX 77801  
Phone: 979.268.6840 Fax: Josh Isenhour

7.87 Crosswinds

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