

DOBROVOLNY



RANCH

~790 Acres Of Rolling Hills,
Majestic Oaks & Abundant Water



OLDHAM
GOODWINGROUP LLC
BROKERAGE | DEVELOPMENT | MANAGEMENT



INTRODUCTION

Located in Bryan, Texas and situated just minutes from Texas A&M University & the new Bio Tech Corridor, the Dobrovolny Ranch provides a large acreage tract with the potential for income producing residential, industrial or mixed-use developments. Sprawling across more than 780 acres of majestic Brazos Valley terrain, the Dobrovolny Ranch offers a multitude of features that few properties in the Research Valley can boast.

PROPERTY FEATURES

- Ample Surface Water With 2 Lakes, Multiple Ponds & 2 Creeks
- Multiple Water Wells
- Shop/Barn
- Liveable Foreman's Quarters
- Old Growth Oak Trees
- Producing Pecan Bottoms
- Municipal Water Available
- Potential For Connection To Natural Gas Supply
- Excellent Topography
- Diverse Native Wildlife
- Excellent Fishing
- Within Minutes Of College Station, Texas A&M University & Bio Tech Corridor

DEVELOPMENT

Dobrolvolny Ranch provides a wide array of development options, ranging from medium density residential lot development to estate ranchettes and mixed-use commercial or industrial applications. The availability of municipal water, heavy electrical power and access to natural gas provides a unique opportunity on the west side of Bryan, Texas.

DEVELOPMENT FEATURES

- Close Proximity To Texas A&M Health Science Center & The Bio Tech Corridor
- Access To City Utilities & Natural Gas Supply
- Potential For Future Rail Access
- Beautiful Rolling Topography Providing A Multitude of Excellent Home Sites
- Easy Access To College Station & Bryan From Highways 21 & 47



RECREATION

From a recreational standpoint, the Dobrovolny Ranch is truly a central Texas showplace. The ranch boasts magnificent topography dotted with old growth oak trees and majestic Texas pecan trees. Surface water is abundant throughout, with two stocked lakes over 5 acres present. Several small stock tanks also exist throughout the property, with one being spring fed and full year round. Hunting opportunities abound, with an abundant supply of native white tailed deer, wild hogs, and other varmints roaming the property. Several beautiful home sites are present throughout the property with municipal water and electricity both available on site in several locations.

RECREATION FEATURES

- Ample Surface Water With 2 Lakes, Multiple Ponds & 2 Creeks
- Diverse Native Wildlife
- Excellent Fishing
- Beautiful Rolling Topography
- Extensive Network Of Horse & Hiking Trails



AGRICULTURAL PRODUCTION

For the farmers and ranchers, the Dobrovolny Ranch offers immaculate native and improved pastures with the ability to feed and sustain a herd of two hundred plus animals. Beautiful coastal bermuda fields provide excellent grazing lands, as well as the ability to produce and harvest an ample amount of hay. The abundance of subsurface water on the ranch makes it feasible to effectively irrigate the hay meadows during periods of drought. The pecan bottoms on the ranch feature trees that were planted in 1925, and currently produce five different varieties of Texas pecans.

AGRICULTURAL FEATURES

- Improved & Native Grazing Pastures Containing Native & Coastal Bermuda Grasses
- Adequate Working Pens With Squeeze Chutes In Central Location On Property
- Complete Set Of Pecan Harvesting Equipment
- Several Working Tractors, Hay Cutters, & Round & Square Balers
- Some Additional Farm Implements To Be Sold With Parcel



SAND & GRAVEL

In addition to its recreational and agricultural attributes, the Dobrovolny Ranch also offers potential owners the ability to mine and sell Select Fill dirt from a pit located on the Southeastern portion of the property. The potential exists for over one million cubic yards of dirt to be excavated from this source, and the location of the ranch provides quick and efficient access to the multitude of construction projects currently ongoing along the State Highway 47 corridor and Texas A&M University campus.

SAND & GRAVEL FEATURES

- Potential For Over 1,000,000 Cubic Yards Of Select Fill Sand
- Ample Amounts Of Screened Sand & Top Soil
- Mobile Dry Shakers
- 150 Kw Generator
- 30' Log Washer
- 60' Conveyor With Diesel Motor
- 60' Conveyor With Electric Motor
- 2 Water Pumps
- Conveyor Belts



OFFERING PRICE & SOLICITATION PROCESS

Price: **\$7,400,000**

Offers should be presented in the form of a non-binding Letter of Intent, spelling out the significant terms and conditions for the Purchasers' offer including but not limited to 1] pricing, 2] due diligence and closing time frame, 3] earnest money deposit, and 4] any financing contingencies that may exist. Offers should be delivered to the attention of Bernard Uechtritz or Vernie D. Bodden at the email addresses or fax numbers below.

Question or comments should be addressed to the following:

Bernard Uechtritz
Texas Farms & Ranches
214.876.1321
bupolo@gmail.com

Vernie D. Bodden
Vice President | Brokerage Services
979.777.4641
vernied@oldhamgoodwin.com

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 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

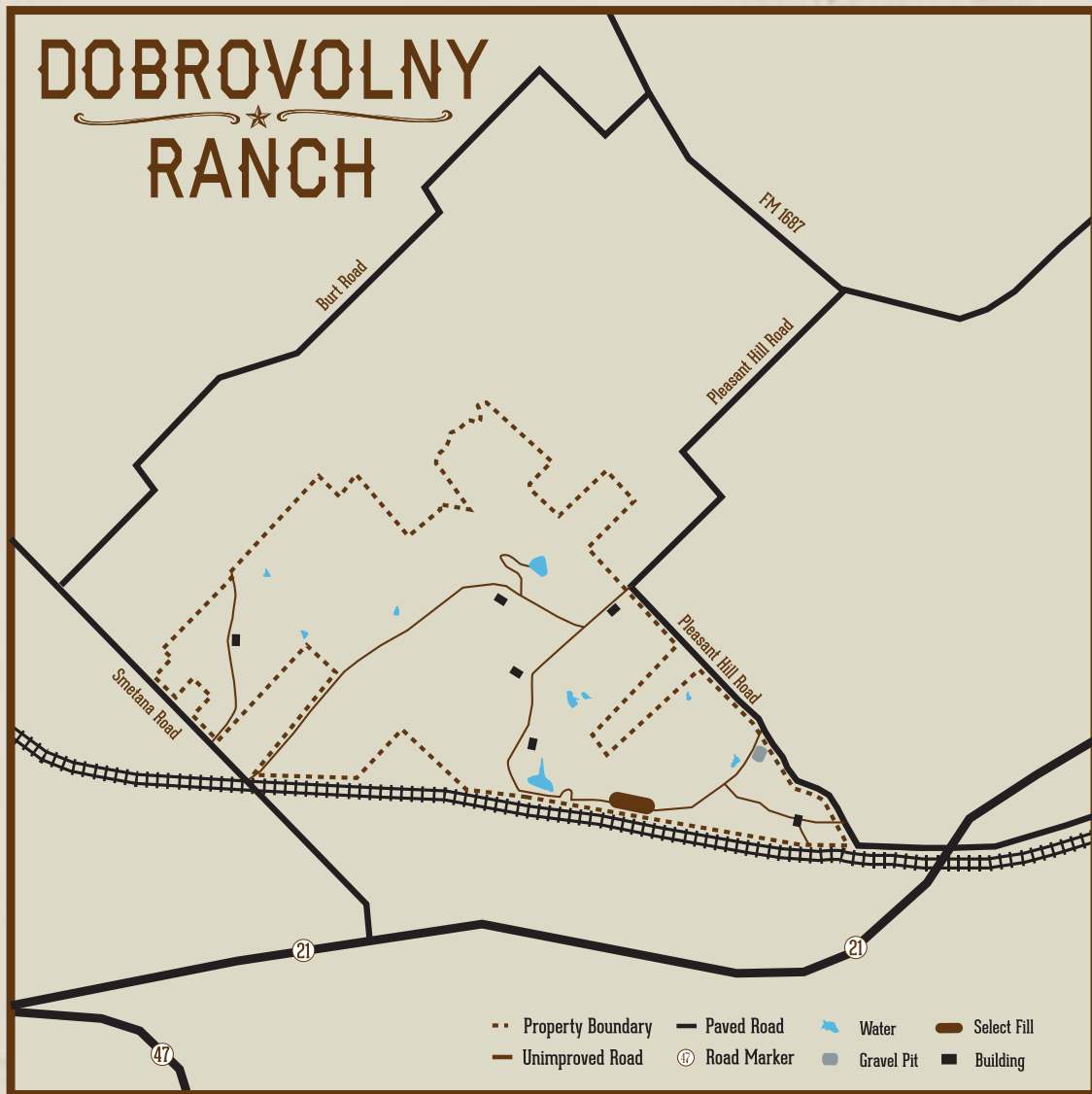
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold 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 the 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.



The potential for development and income production on a tract of this size is truly rare in this market. Call today to schedule a private showing of this unique property.

For More Information, Contact:

Bernard Uechtritz
Texas Farms & Ranches
214.876.1321
bupolo@gmail.com

Vernie D. Bodden
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