

River Oaks Ranch



~1,500 Acres Of Rolling Hills, 100 Year Oaks &
2+ Miles Of Navasota River Frontage





Introduction

Oldham Goodwin's land group is pleased to present an extremely rare opportunity to acquire over 1,500 acres of prime Brazos Valley ranchland situated on the Navasota River, and located just minutes from Bryan/College Station and Texas A&M University.

Sprawling across the verdant hills and wild Navasota River bottoms of Northeast Brazos County, River Oaks Ranch boasts a multitude of unique qualities for outdoor enthusiasts and Texas land and cattle barons alike. Upon entering the gates of this Texas showplace, you are immediately struck by the sheer beauty of the Oak dotted meadows that span the landscape in front of you. As you begin to traverse the impeccably maintained road system and scan the horizon on either side, you will find a multitude of breathtaking home sites overlooking wildflower covered fields and the majestic oaks that line the river in the distance.



Cattle Production

Cattle raisers will appreciate the many natural and manmade features that distinguish this ranch from others in the area. Perimeter fencing and an ample amount of cross fencing creates an ideal scenario for an effective rotational grazing program, while the well maintained road system affords excellent access throughout the ranch for supplemental feeding and herd maintenance. Several earthen stock tanks provide ample surface water, and multiple concrete water troughs are in place for survival during times of excess drought. Rural electricity is available at multiple points on the ranch, affording the opportunity for drilling additional water wells for irrigation and home use.



Wildlife

Wildlife on this ranch is plentiful and a plethora of game species are present, offering the outdoors enthusiast a year round bounty of hunting and fishing enjoyment. With excellent cover throughout and over 700 acres of Navasota River bottom rangeland, River Oaks Ranch provides a veritable paradise for its many wildlife inhabitants. Native White-Tailed deer, feral hogs, ducks, and a host of varmint species exist in great numbers across the ranch. A comprehensive management program has been in place to optimize the native White-Tailed deer herd, and a number of ideal stand locations with ample sight lines are currently present.



Property Features

- ~1,500 Acres
- ~800 Acres Consisting Of Native Pasture
- ~700 Acres Consisting of Navasota River Bottom
- 2+ Miles Of Navasota River Frontage
- Perimeter Fenced & Cross Fenced
- Multiple Stock Tanks
- Improved Road System
- Water Well & Multiple Plugged Water Wells
- Multitude Of Old Growth Oak Trees
- Excellent Cover & Plant Diversity For Wildlife Management
- Several Breathtaking Homesites



Offering Price & Solicitation Process

Price: \$6,665,500

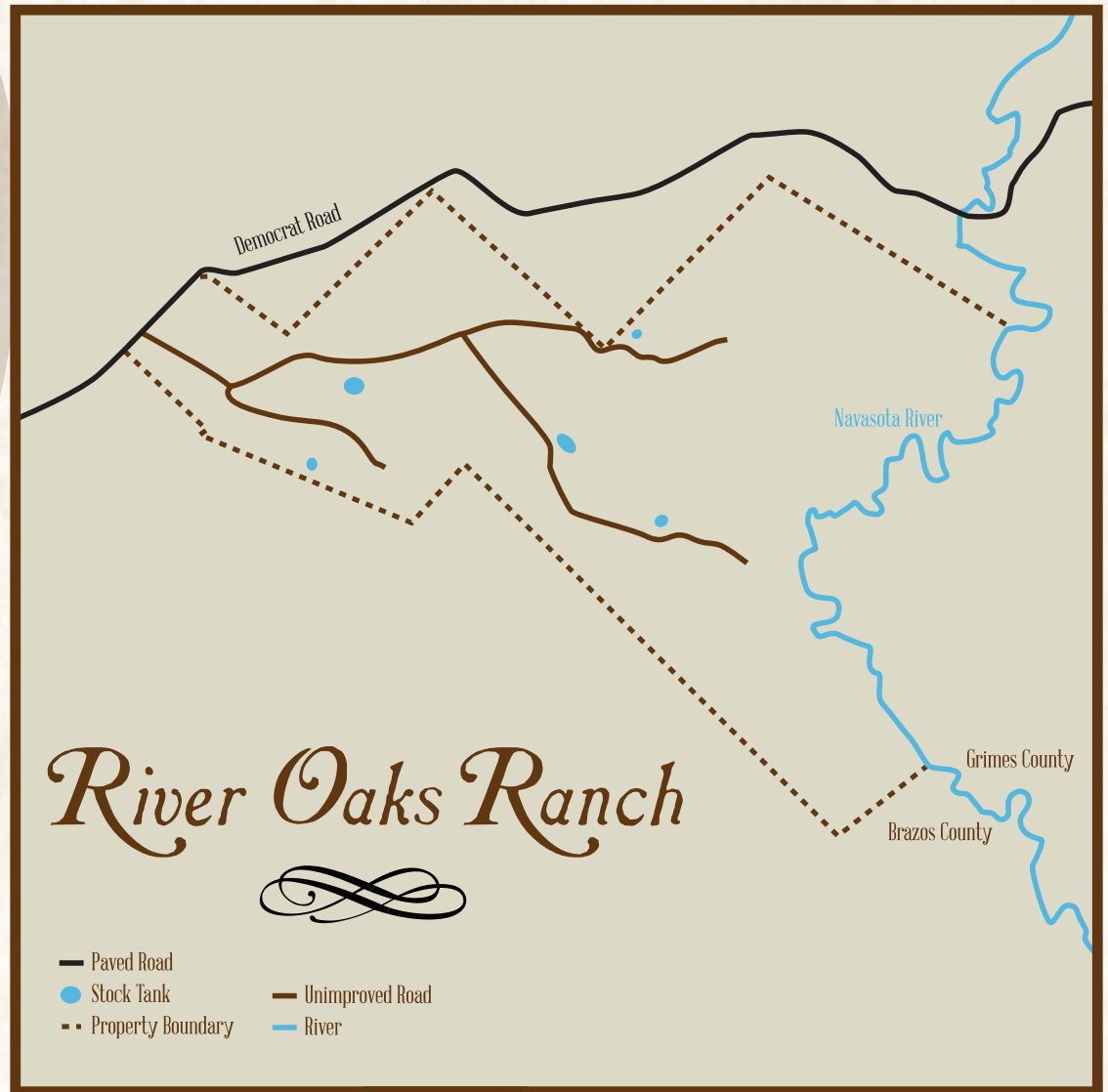
Offers should be presented in the form of a non-binding Letter of Intent, spelling out the significant terms and conditions for the Purchasers' offer including but not limited to 1) pricing, 2) due diligence and closing time frame, 3) earnest money deposit, and 4) any financing contingencies that may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

Question or comments should be addressed to the following:

Oldham Goodwin Group, LLC
2800 South Texas Avenue, Suite 401
Bryan, Texas 77802
Phone: 979.268.2000
Fax: 979.846.7020
Vernie@OldhamGoodwin.com



Property Map



Clearly, properties like this one do not frequently become available in this market. Ranches like this help shape Texas history and create family legacies. Call the Oldham Goodwin Land Group today to schedule a private showing of this unique property.

The maps included in this package are for marketing purposes only and may not accurately depict the actual property boundaries. The maps are not to scale and all features are approximate.

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.



For More Information, Contact:
Vernie D. Bodden
Vice President | Brokerage Services
979.268.2000
www.RiverOaksRanchBCS.com



River Oaks Ranch

**OLDHAM
GOODWIN GROUP LLC**
BROKERAGE | DEVELOPMENT | MANAGEMENT

2800 South Texas Avenue, Suite 401

Bryan, Texas 77802

979.268.2000

www.OldhamGoodwin.com