

❧ XH Ranch ❧

305 Acres in Bremond, Texas



Presented By:

OLDHAM
GOODWINGROUP LLC
BROKERAGE | DEVELOPMENT | MANAGEMENT | INVESTMENTS

❧ XH Ranch ❧

305 Acres in Bremond, Texas

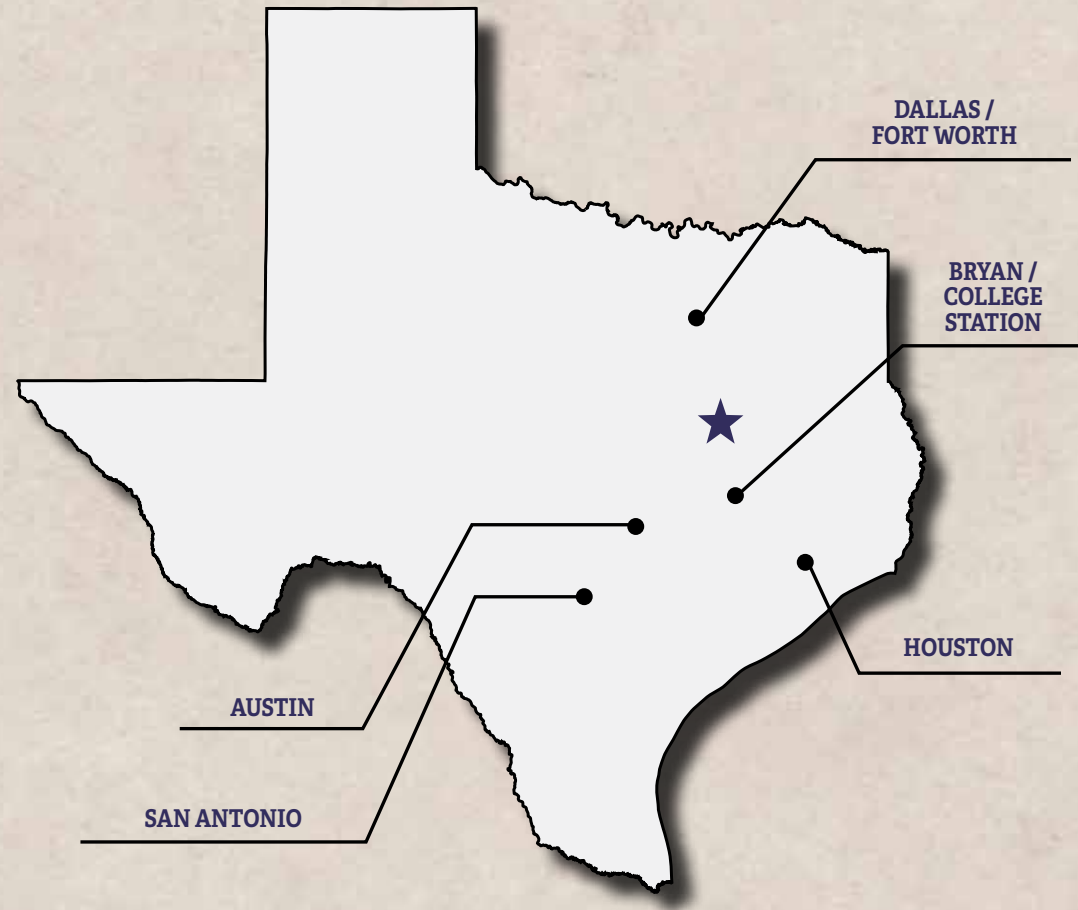
EXECUTIVE SUMMARY

Oldham Goodwin is pleased to present an extremely rare opportunity to acquire over 305 acres of prime ranch land in the heart of the Texas Triangle. Located just northeast of Bremond, the XH Ranch boasts a multitude of unique qualities for outdoor enthusiasts and Texas land and cattle barons alike. Upon entering the gates of this rancher's paradise, you are welcomed by a quaint brick house surrounded by large, old oak trees. The cleared sandy loam uplands, improved with Jiggs Bermuda, and combined with hard woods along the Hurricane Creek bottom, create rolling hills, expansive views, multiple possible home sites, and a perfect blend for livestock production and wildlife cover.

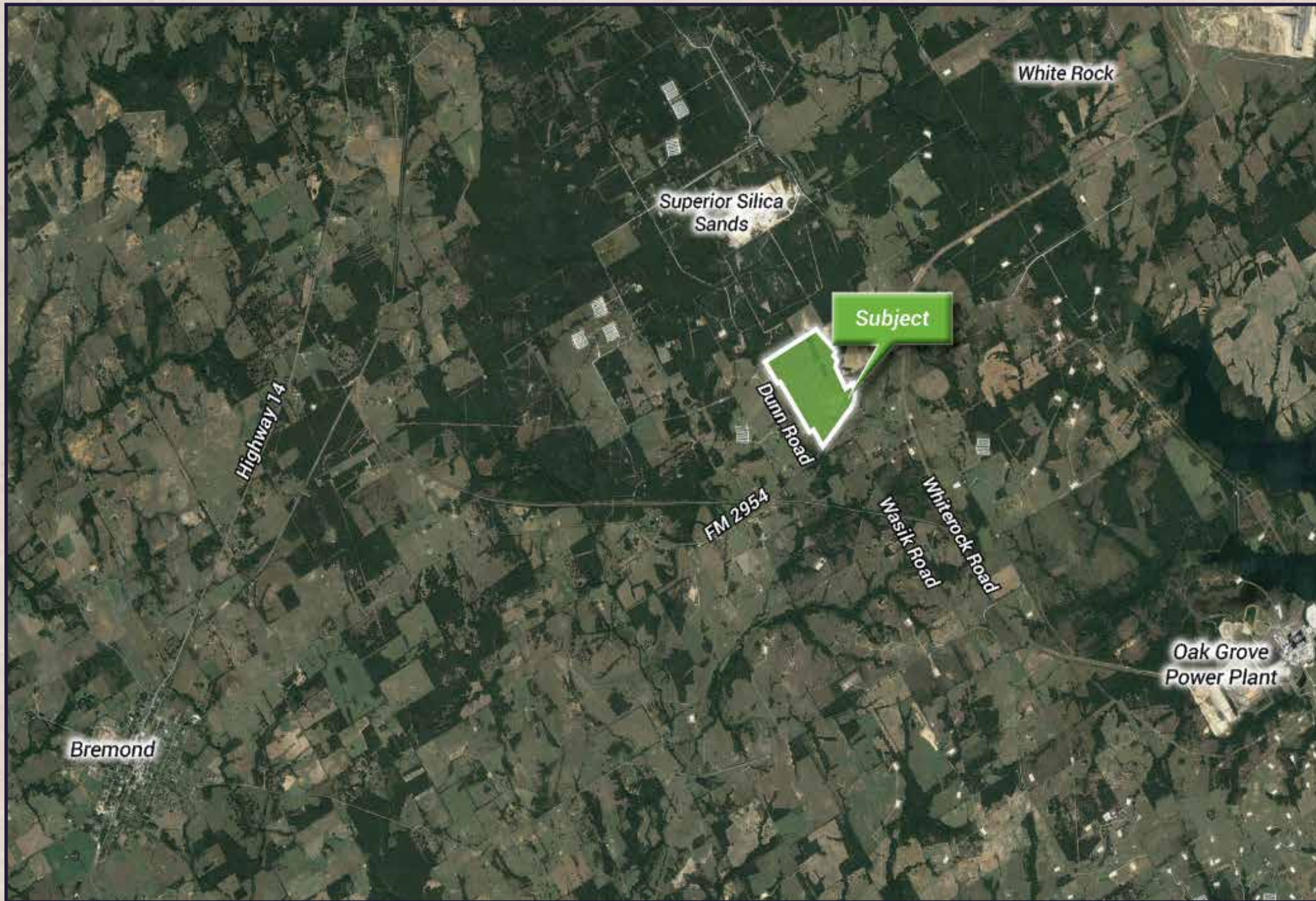
OFFERING PRICE

\$1,250,500 (\$4,100/AC)

(Surface Only)



Surrounding Area



Property Aerial



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PROPERTY HIGHLIGHTS

- Livestock game ranch located seven miles east of Bremond
- Less than a one-hour drive from Bryan/College Station and Waco
- Main Residence: 2,806 SF, 3 bedroom, 2 1/2 bathroom, 2 car garage extended for extra storage
- Historically used for hunting, recreation, and livestock
- Most of perimeter low fenced with 1,800' of high fence, and cross fencing throughout the property
- Pipe livestock working pens
- One water well and eight stock tanks
- Improved hay fields that have been well maintained
- Co-op water, electricity, and septic

WILDLIFE & HUNTING

Wildlife on this ranch is plentiful with an abundance of game species present, offering the outdoor enthusiast year-round hunting and fishing enjoyment. Pockets of coverage provide great spots to set up blinds for hunting. There are also many valleys on the property that could be dammed up to create a large pond for fishing and a home site.



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CATTLE PRODUCTION

Cattle raisers will appreciate the many natural and manmade features that distinguish this ranch from others in the area. The current owners run over 100 head of cattle on the ranch and have consistently generated superior yields from livestock. Perimeter fencing and an ample amount of cross fencing create an ideal scenario for an effective rotational grazing program, and Hurricane Creek affords excellent access throughout the ranch for supplemental feeding and herd maintenance. Furthermore, the ranch contains metal working pens and improved grass fields to supplement cattle production. Several earthen stock tanks provide ample surface water, and a water well could be put into operation during times of excess drought. Co-op electricity is available at multiple points on the ranch, affording the opportunity for drilling additional water wells for irrigation and home use.



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THE MAIN RESIDENCE

The main residence provides the comfort and atmosphere that friends and family need when visiting or living on the ranch. The home is a fully functional brick residence with 2,806 SF, 3 bedrooms, 2 1/2 bathrooms, a metal carport, and a two-car garage. The home is equipped with central air and heat, a gas range, a new refrigerator, an oven, and a dishwasher. The interior has been extremely well maintained. Renovations to the home include new floors and paint throughout, new carpet in the bedrooms, and a new roof. Utilities include co-op water, septic, propane, and co-op electricity.



Floor Plan



Home Interior



INFORMATION ABOUT BROKERAGE SERVICES

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.

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Phone

Buyer / Tenant / Seller / Landlord Initials

Date

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For More Information About This Property, Please Contact

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