



PROPERTY HIGHLIGHTS

- Stunning MUST SEE Property!
- Unbeatable views!
- Approx. 4,500 SF one story Spanish Ranch Style home with tile roof on 109.7 acres
- 4 bedrooms, 3.5 baths, 3 wood burning fire places, 2 carports and swimming pool
- Property is being sold on a turnkey basis. With limited exceptions property comes with all furnishings, appliances, equipment, vehicles and tools.
- Offered for Sale: \$3,600,000



PROPERTY FEATURES

The Land

- 109.7 acres with access from two different county roads.
- Deep pond/stock tank.
- LED landscape lighting.
- Incredible views and lots of large oak trees.

The Home

- Expanded and renovated in 2014.
- Formal living and dining, casual living and breakfast, office, 3 bedrooms, 3.5 baths, 3 wood burning fireplaces, mudroom, and swimming pool.
- Kitchen includes bar area, island with induction cook top, custom cabinetry, double ovens with warming drawer, large food pantry, and butler's pantry with desk area.
- Large utility room with double washer and dryer.
- Master bath includes large shower, jacuzzi tub, and extra large closet.
- HAI home automation system (operable via mobile app).
- Video surveillance system and remotely monitored security system.
- Sound system throughout home and pool area (operable via mobile app).
- Large swimming pool with two waterfalls and a hot tub, controls operable via mobile app.
- Out door patio/seating area with fire pit, two carports, solar powered front gate.
- Metal barn with tack room, tool room, shed to cover farm equipment, and working pens for cattle.

Utilities

- Water well pump replaced in 2015. Water distribution across front half of property to multiple water troughs.
- Trane high efficiency HVAC system, propane heat, multiple water heaters that can be turned on/off to save energy.
- Propane powered generac generator, provides power to master suite, HVAC system, kitchen and all refrigerators in event of outage.
- Large irrigation system, Culligan water softener.

Extras

- 21 ft. Century center console boat with 150HP Yamaha outboard
- 2014 John Deere 5100M Tractor, John Deere zero turn mower
- 2011 Kubota B2920 Tractor
- 2016 Kawasaki Mule UTV
- Heavy duty disk harrows
- Tiller, two shredders, utility trailer, cattle trailer, large ceramic grill, smoker, all tools and equipment in barn

PROPERTY PHOTOS



PROPERTY PHOTOS



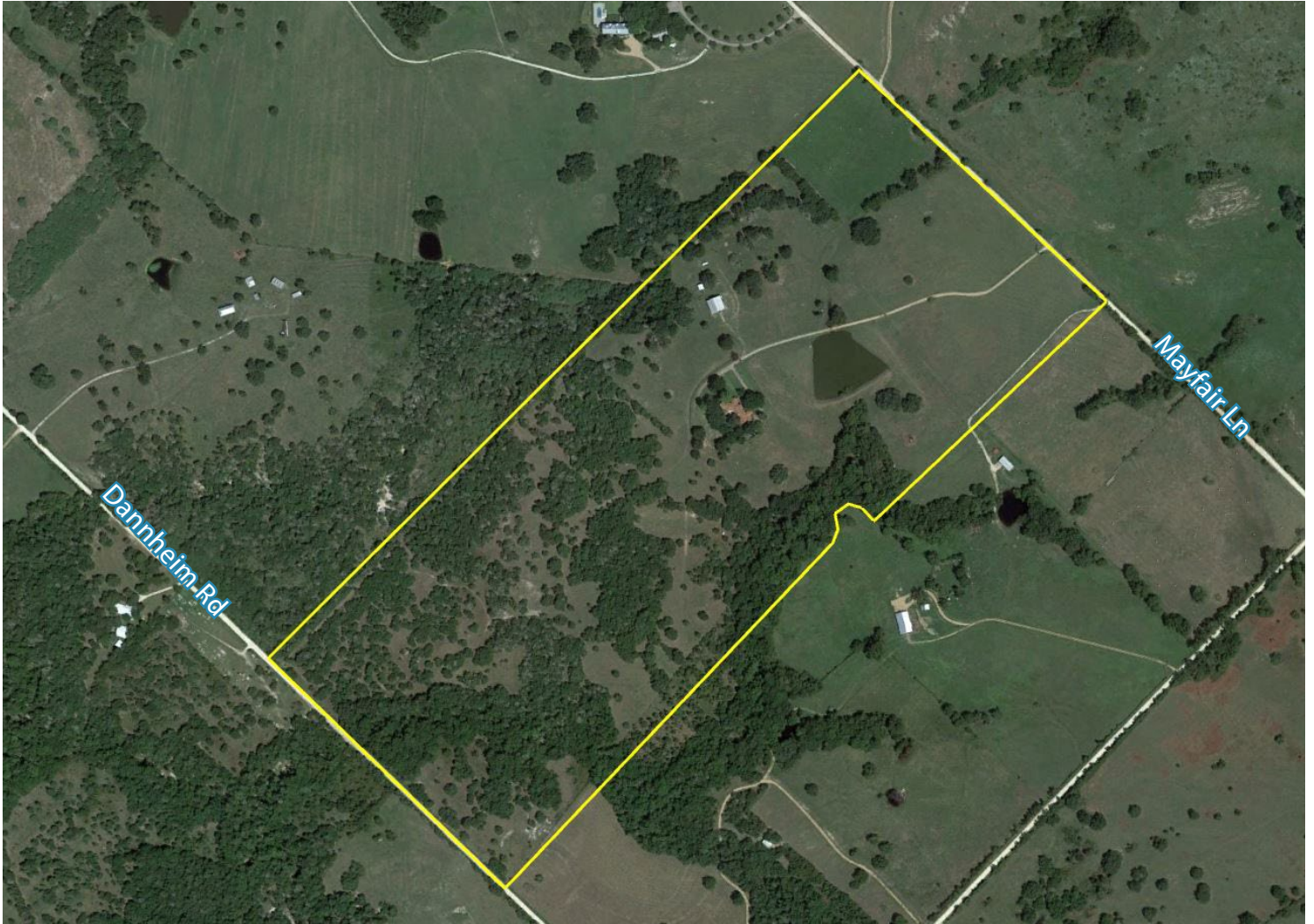
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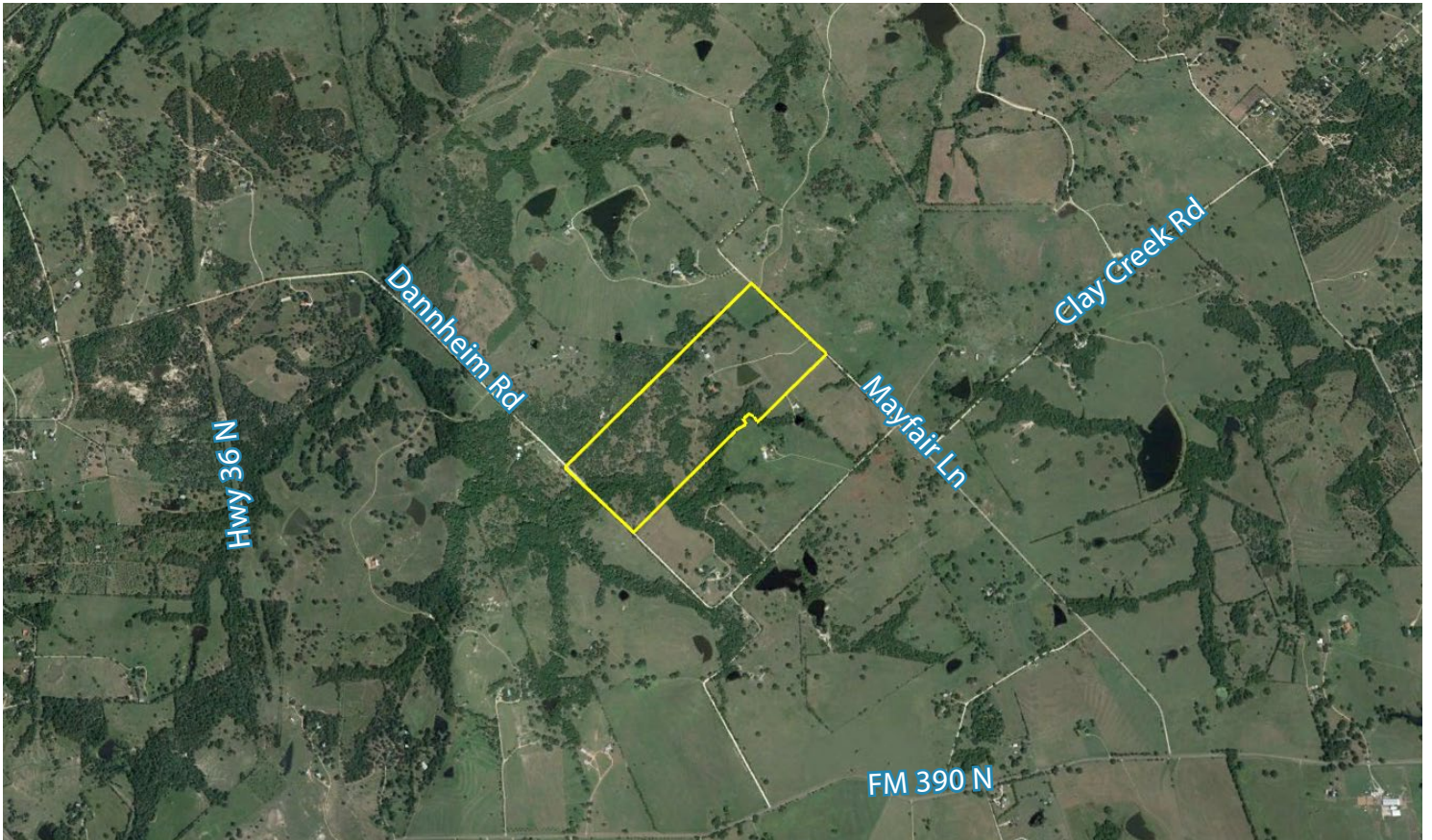


AERIAL





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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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