



★ WASHINGTON FARMS ★



PERFECT RANCH STYLE PROPERTY WITH BEAUTIFUL LAKES
Washington, Washington County, Texas • 232.60 Acres • \$2,950,000



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OVERVIEW

Only minutes from historic Washington on the Brazos and a short drive from Brenham; you will discover this scenic 232.6 acre working ranch. Set amid a stunning countryside and large adjoining tracts, there are spectacular long-distant views extending from the main entry to the southern and western edges of the ranch. Topography is rolling while rising gently from the northeast and then back to the southwest. Symmetrically shaped, with frontage on three public roads the ranch offers privacy, space and development opportunities. Featuring an idyllic Cedar Framed Ranch Style home with large shady porches to watch spectacular sunsets. Main access to the property is by a rustic rock entry and wrought iron gate, remotely operated, and additional access is provided by pasture gates at the perimeter of the property. Made of a rich sandy loam soil, the ranch is perfect for hay and livestock production. The pastures are all native and improved grasses, extensively fenced and crossed fenced and with lakes. The lush landscape also features 100+ oak trees and 25 pecan trees scattered throughout that are watered, when needed, by an automatic irrigation system. There are two water wells on the property serving the home, the tree irrigation system, and several stock troughs. The seller is to convey the entire mineral estate, which he advises are virtually 100% intact. Properties like this are hard to find. Relax as the warm sun sets across the gently rolling hills, casting dancing shadows across the swaying grass, this is the country life.





THE HOME

The 2,289 SF cedar framed home is inviting with large covered porches, an open floor plan, and lots of natural light. The living area features a stone fireplace surrounded by built-in bookcases. The master bedroom is conveniently located downstairs, and the upstairs offers two additional bedrooms, a full bath, and a secondary living area. The kitchen is appropriately sized with function in mind. It features granite tops, stainless appliances, and an island with breakfast bar. Utility room has gas hookup for dryer and a sink. High quality features of the house are a standing seam metal roof and engineered post-tension slab. It has road frontage on three sides. It's not a stretch to say it looks as if it graced the pages of Country Living Magazine!





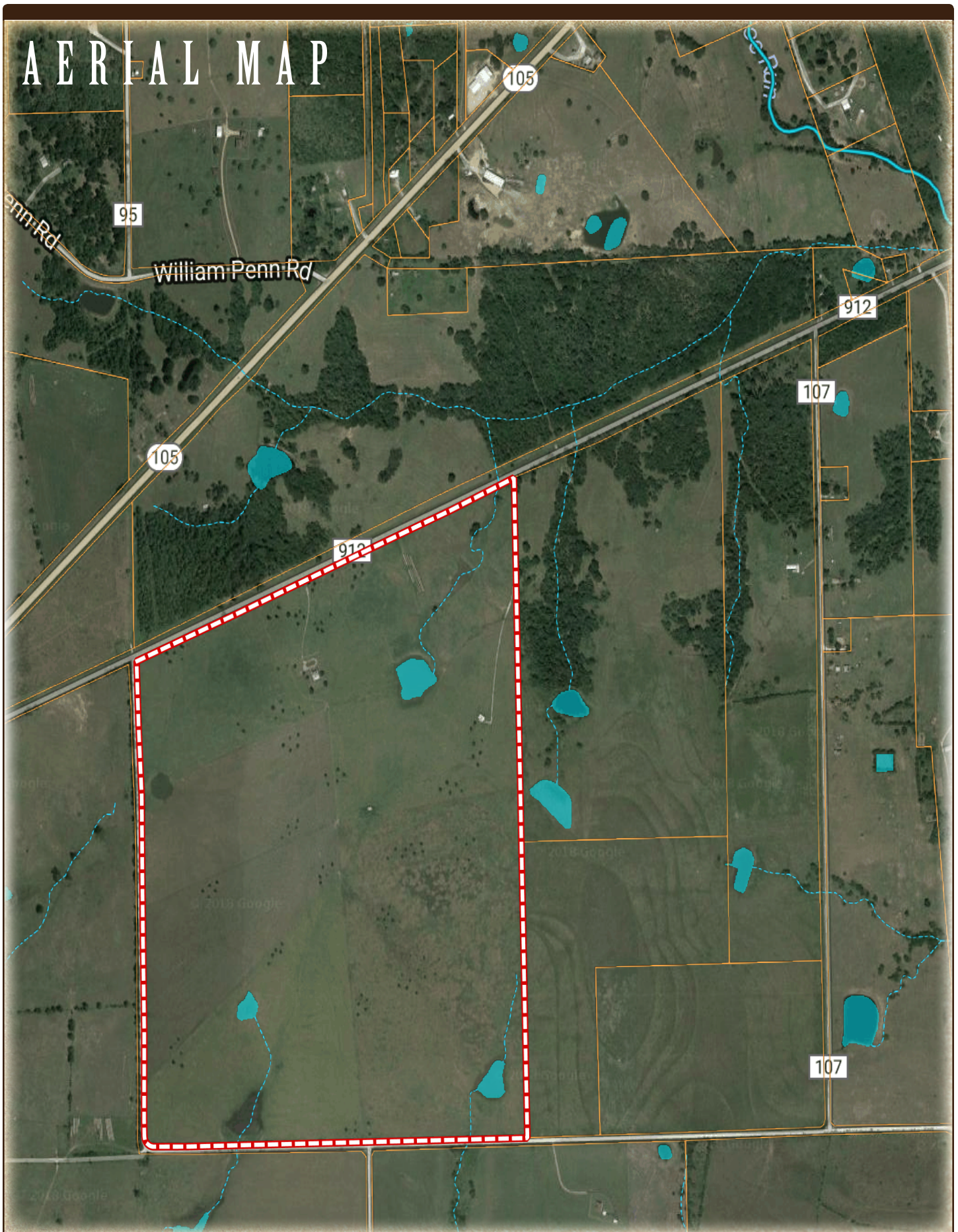
LOCATION: Located just 15 minutes east of Brenham, or 35 minutes south of College Station, and just 1 hour west of Houston, the ranch is outside the town of Washington, the historic birthplace of Texas.

WATER: Water is provided by a one of two private water wells. The property has 5 lakes with several additional very suitable lake sites for future development. The home is serviced by an aerobic septic system.

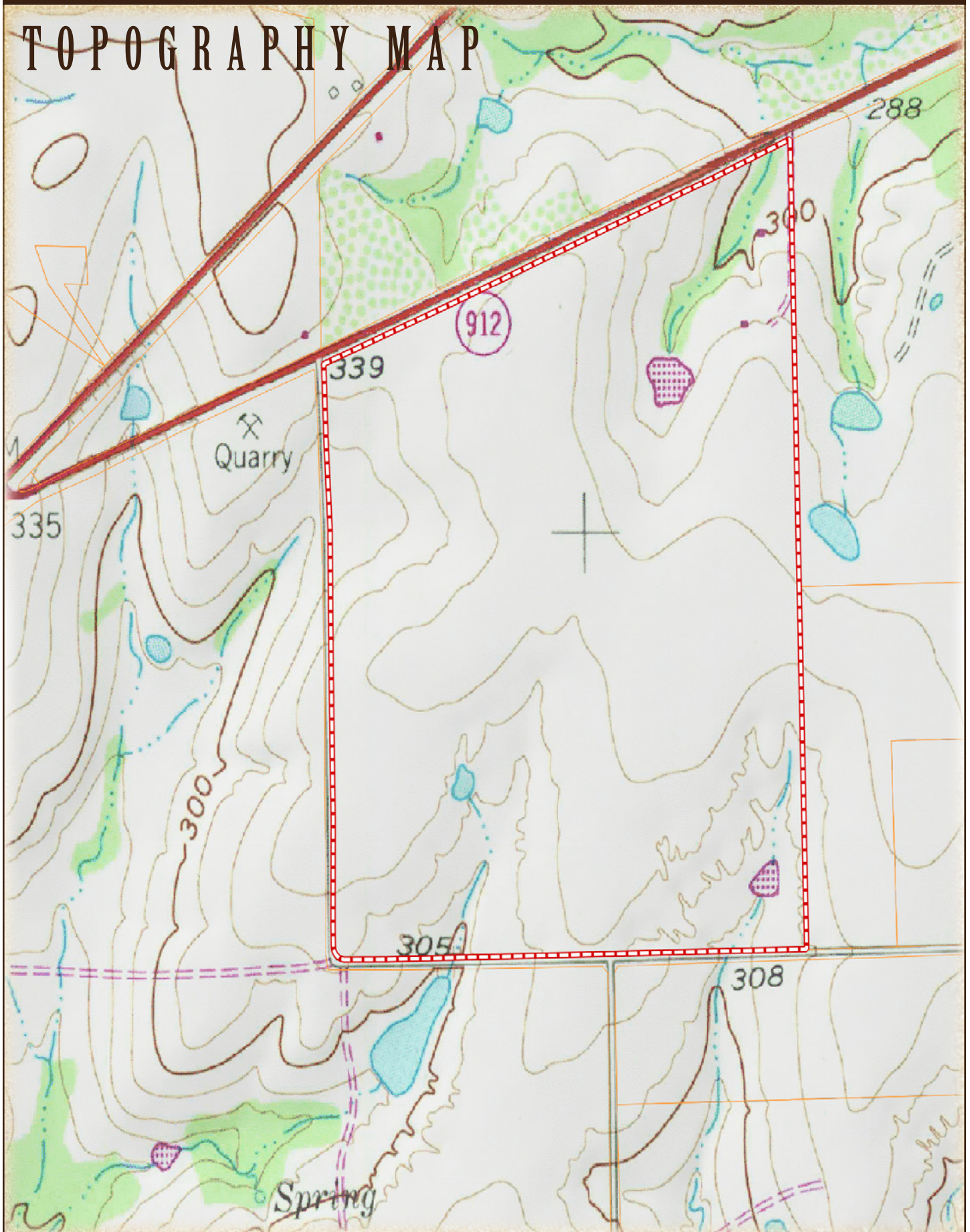
LAND: A gently rolling topography consisting of large spans of Coastal Bermuda pasture with scattered Live Oak trees, surrounding the lakes and comfortable ranch house. The land is fenced and cross fenced into 6 pastures for livestock. The condition of the barbwire fencing, working pens and equipment shed is in good condition. The property is currently under Agricultural Valuation.



AERIAL MAP



TOPOGRAPHY MAP



★ WHO WE ARE ★



Our organization got its start in 2011 when our founders, Drew Colvin and Mike Bacon, partnered to form a real estate company that prided itself on honest knowledge and reliable expertise. We've grown since then, but we remain true to those roots of exceptional personal service, integrity, experience and professionalism.

Unlike some larger companies, we specialize in large ranch properties and residential land, so that all our knowledge, expertise, and assistance is relevant and useful for the property you are selling. Together, we have over 58 years of industry experience. If you're looking for quality work by specialized, knowledgeable brokers, look no further than us.

With a sale of this kind, you need a compassionate, professional and accessible team available when you need them. Because we are a small company, we take the time to truly understand our customers' needs and create a plan that takes all aspects of the sale into our capable consideration—from inspecting the property and analyzing data to applying our knowledge to your philanthropic needs.

NO ONE WILL DO MORE TO SELL YOUR PROPERTY THAN US.





THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

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DISCLAIMER

Note: Buyer's agent must be present at initial showing to participate in real estate commission. This write-up may contain errors and omissions and is for information only. The above has been deemed correct but is not guaranteed and is subject to changes, corrections, and or withdraws from the market without prior notice. Texas law requires all real estate licensees to give the following information about brokerage services to all prospects:
<http://www.trec.state.tx.us/pdf/contracts/OP-K.pdf>



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.

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
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date