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Don@holtkampconsulting.com

HOLTKAMP REALTY CONSULTANTS

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**FOR SALE**

**Meekins Ranch**

892 Acres

Located on Old Hwy 6, Brazos County, Texas



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For more information contact:  
Don Holtkamp  
Holtkamp Realty Consultants Inc.  
(979) 776-0570 Office  
(979) 525-1085 Cell  
don@holtkampconsulting.com

## **PROPERTY INFORMATION**

Address: Old Hwy 6, Brazos County, Texas

Location: Located on the Southwest line Old Hwy 6, just off of SH 6 and FM 2154. Northwest of Navasota in the southern portion of Brazos County.

Description: Great ranching and recreation type property, mostly open pastures with productive soils. Big Creek crosses through the property, excellent duck habitat, some wooded areas, good fencing. Property has easy access to SH 6 which provides a direct route to Texas A&M, Bryan/College Station and the Houston Metro.

Flood: Majority of property is subject to flooding

Improvements: Barn, Water Wells, Fencing

Directions: From SH 6 south, turn west onto FM 2154, take the first left on Lometa Road over the railroad and go left (south) onto Old Hwy 6. Property will be on the right.

Minerals: Seller to retain all owned minerals. Property is leased for oil and gas.

Pasture Lease: Property is leased for cattle grazing

Right of 1<sup>st</sup> Refusal: There is a right of 1<sup>st</sup> refusal with the current pasture lease tenant.

Property Showing: Call Don Holtkamp at (979) 525-1085 to arrange showings.

**\*Offered at \$5,352,000 (\$6,000/Acre)**

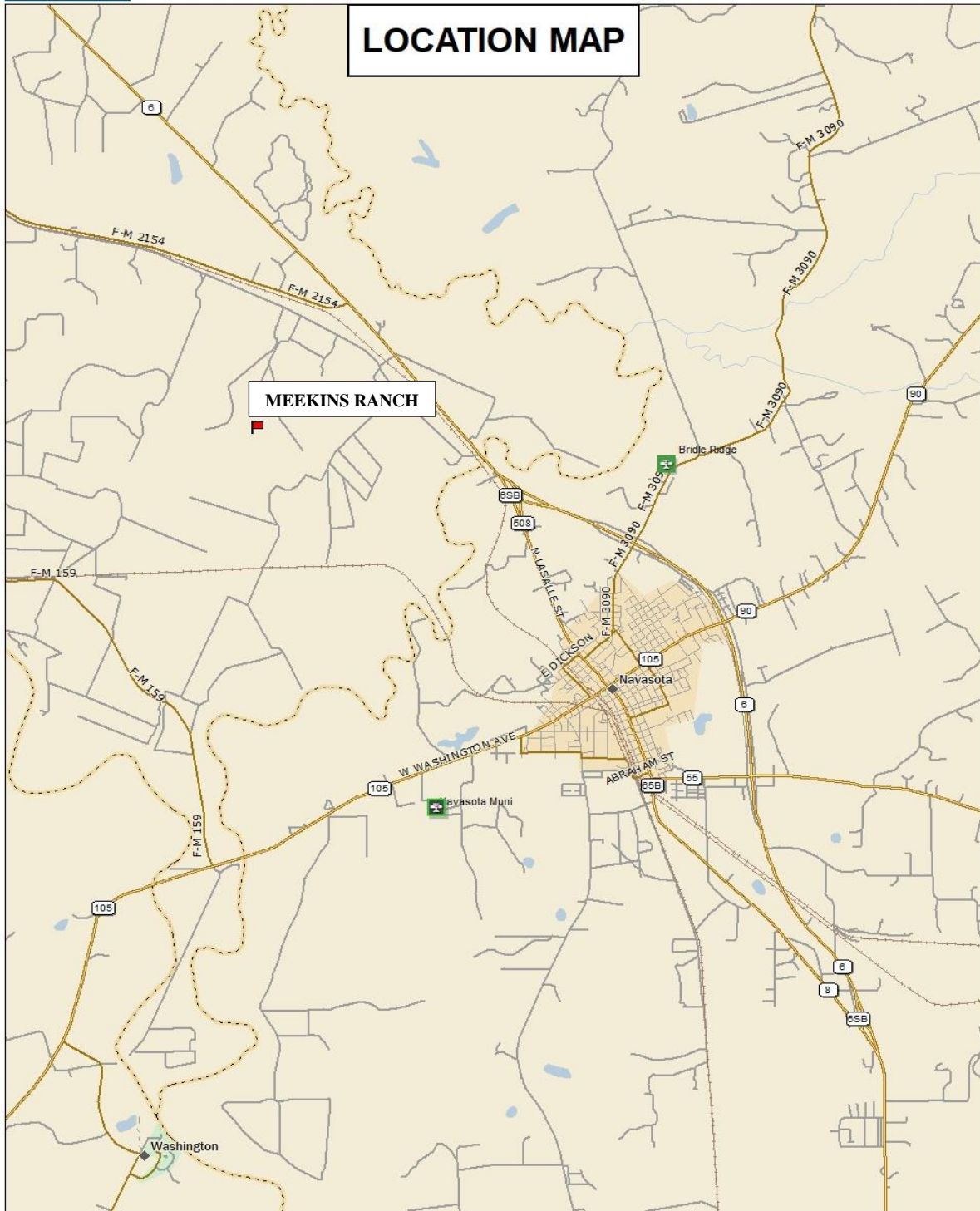
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Note: The information contained herein has been gathered from sources deemed reliable; however, Holtkamp Realty Consultants Inc., its brokers and agents cannot guarantee the accuracy of such information. The information contained herein is also subject to changes, errors, omissions, prior sale or withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction.

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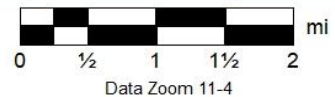
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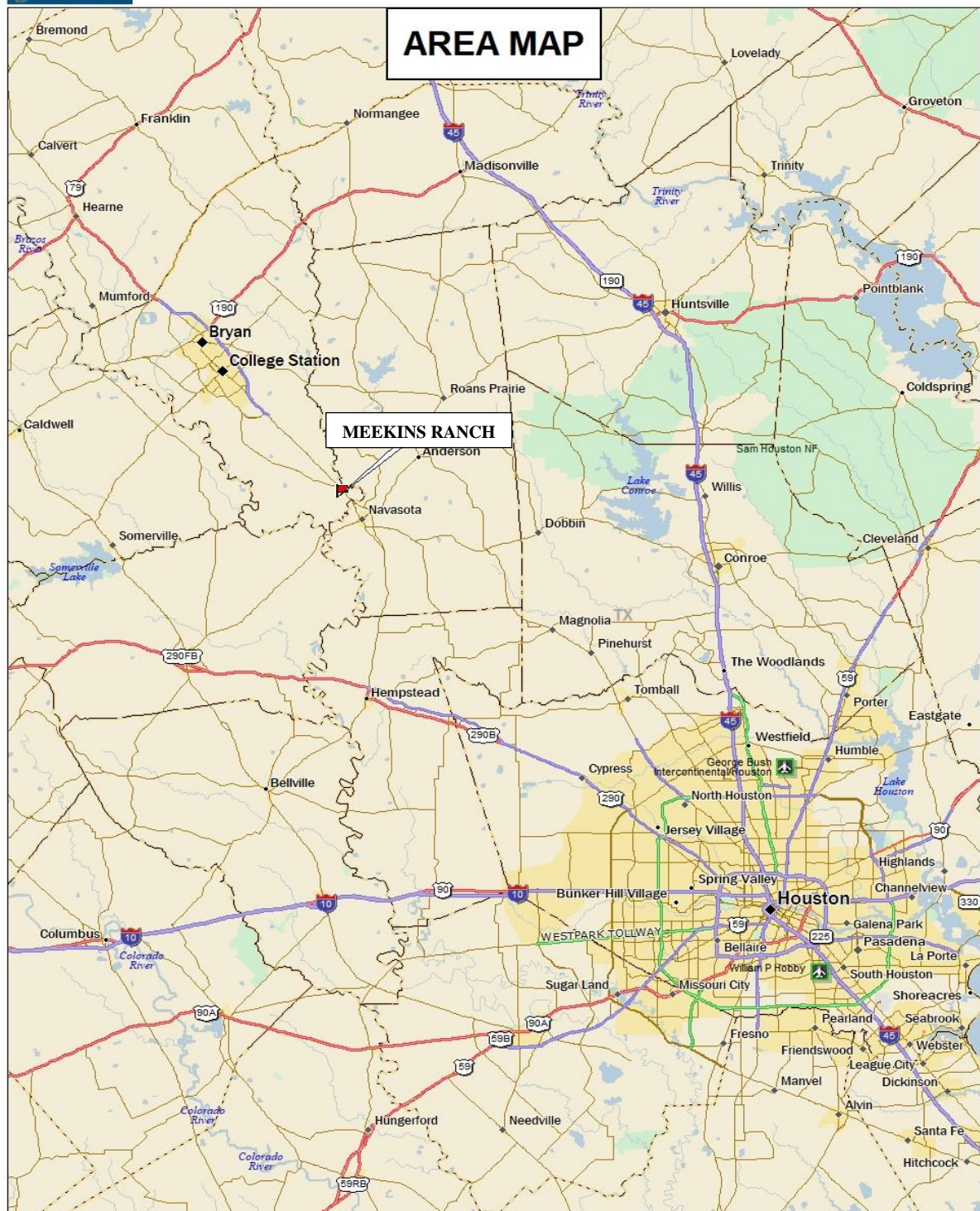
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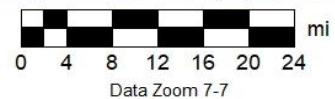




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## AERIAL MAP

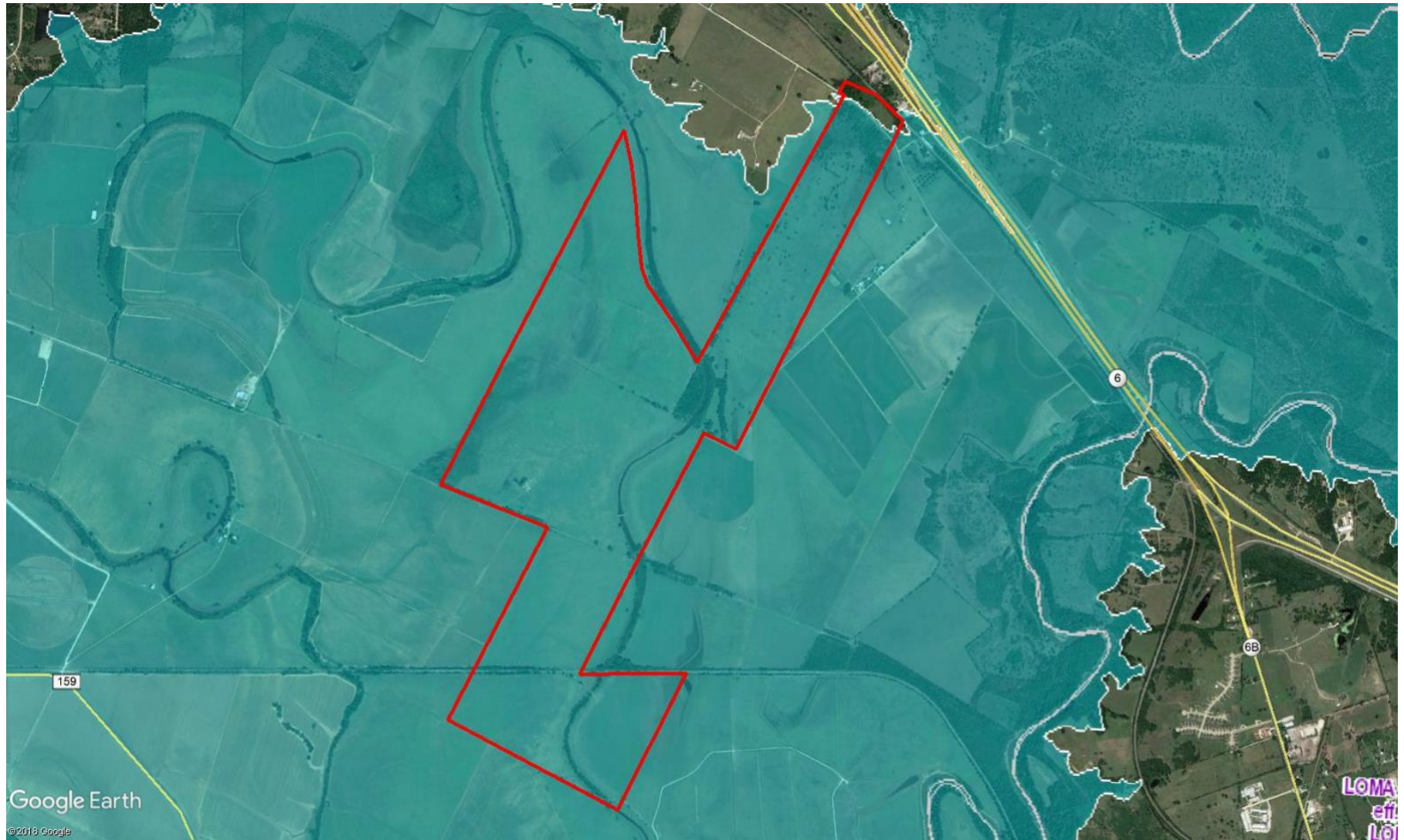


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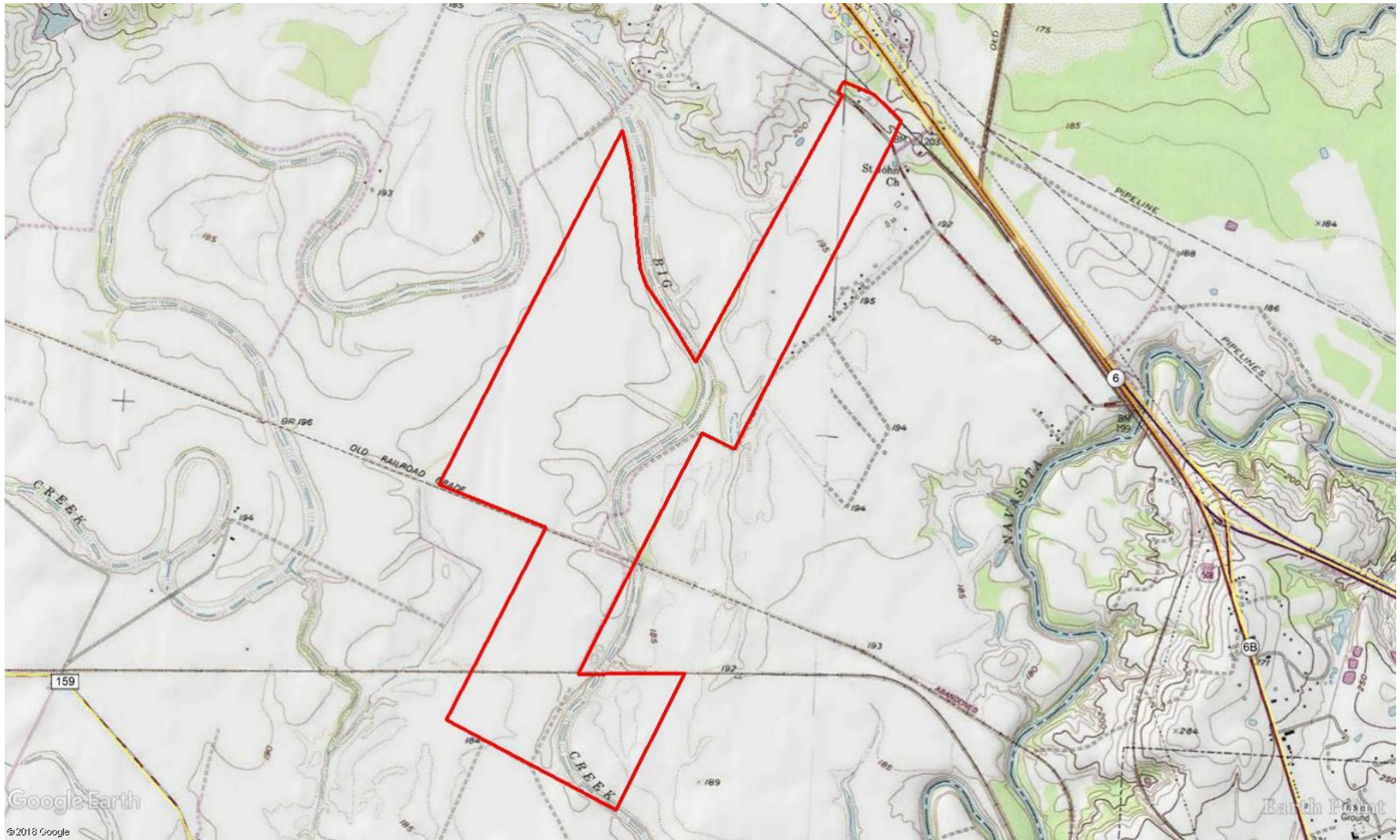
## FLOOD MAP



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# TOPOGRAPHY MAP

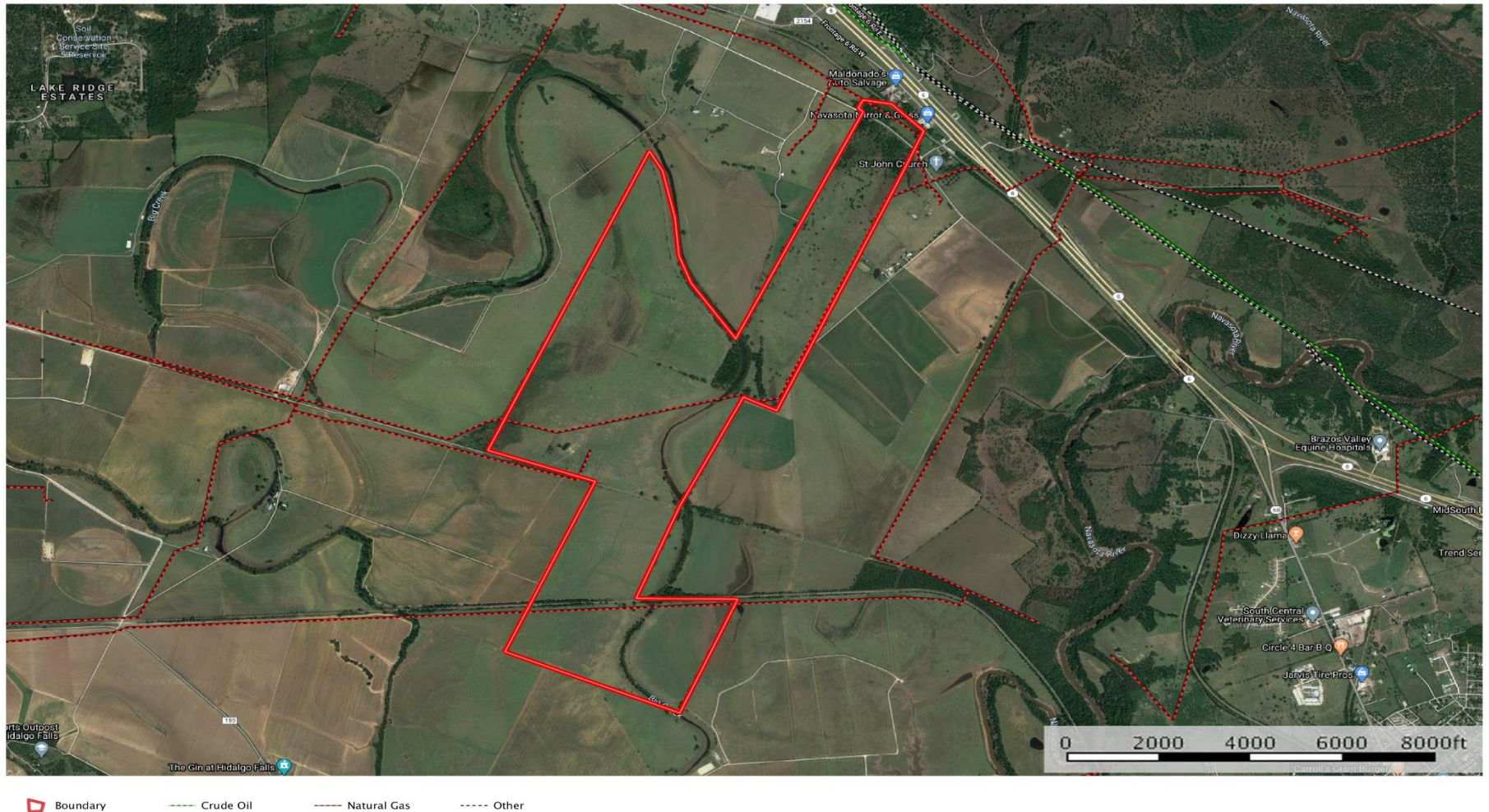


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## PIPELINE MAP

### Pipeline Meekins Farm Texas, AC +/-



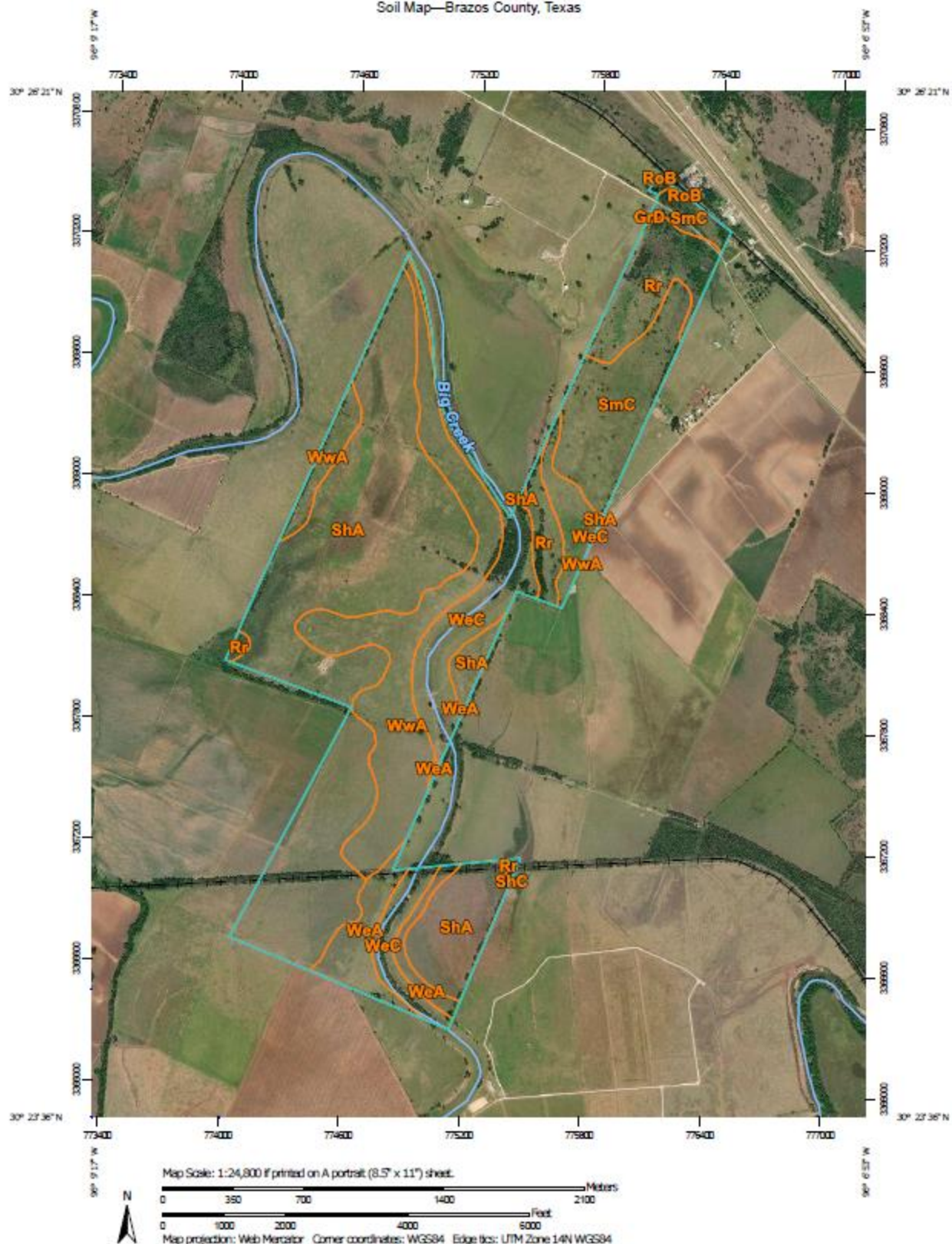
Don Holtkamp

**M** The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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# Soil Map—Brazos County, Texas



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## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GrD	Gredge fine sandy loam, 5 to 8 percent slopes	0.1	0.0%
RoB	Robco-Tanglewood complex, 1 to 5 percent slopes	1.4	0.1%
Rr	Roetex clay, frequently flooded, frequently ponded	77.6	8.2%
ShA	Ships clay, 0 to 1 percent slopes, rarely flooded	435.7	46.2%
ShC	Ships clay, 1 to 5 percent slopes, rarely flooded	0.5	0.0%
SmC	Silawa fine sandy loam, 2 to 5 percent slopes	97.3	10.3%
WeA	Weswood silt loam, 0 to 1 percent slopes, rarely flooded	47.2	5.0%
WeC	Weswood silt loam, 1 to 5 percent slopes, rarely flooded	118.6	12.6%
WwA	Weswood silty clay loam, 0 to 1 percent slopes, rarely flooded	164.0	17.4%
<b>Totals for Area of Interest</b>		<b>942.3</b>	<b>100.0%</b>





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11/2/2015

## 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.

<b>Don Holtkamp</b>	<b>258298</b>	<b>don@holtkampconsulting.com</b>	<b>(979)776-0570</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Holtkamp Realty Consultants Inc.</b>			
Designated Broker of Firm	License No.	Email	Phone
<b>Don Holtkamp</b>			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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Don Holtkamp

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