



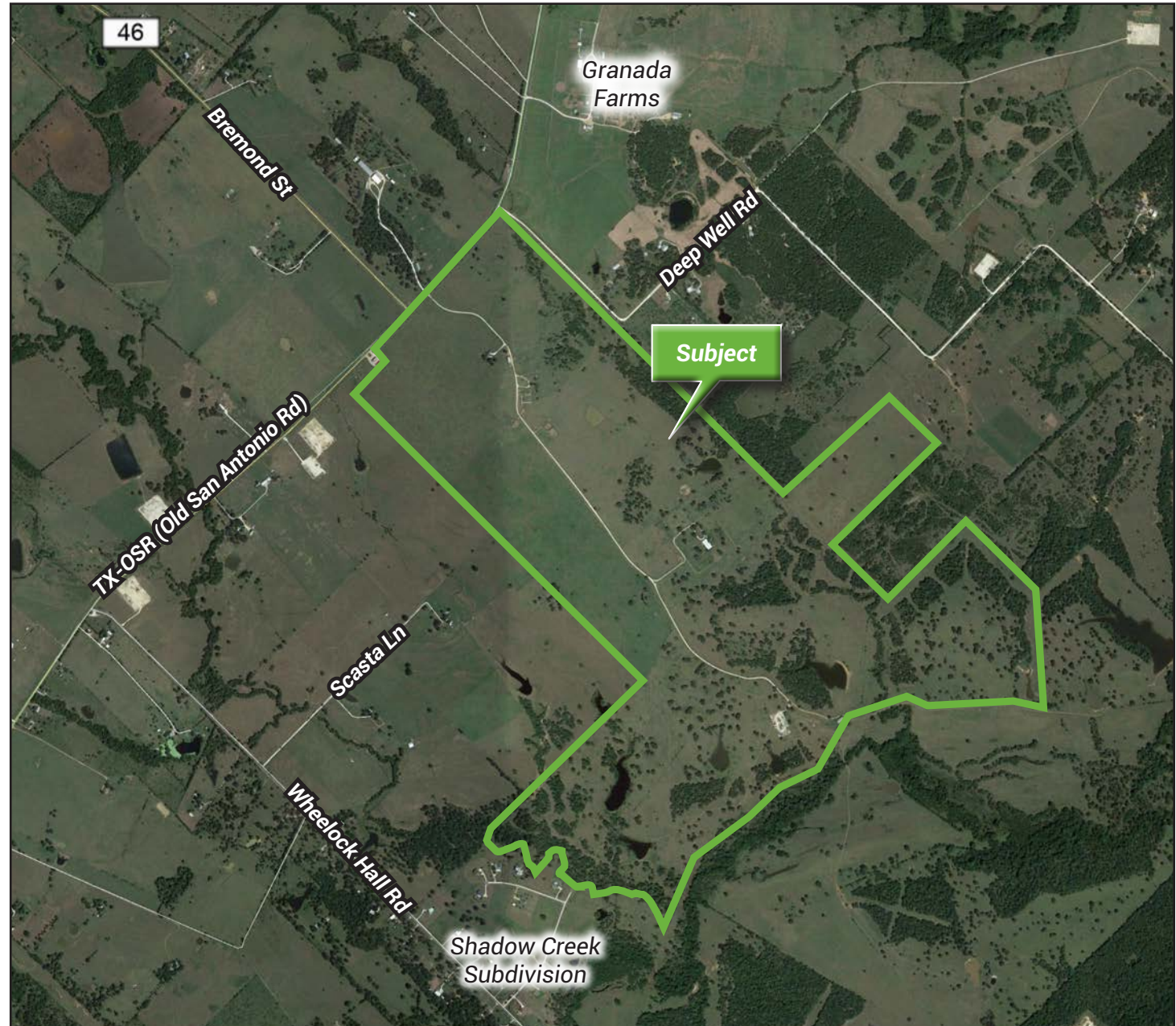
OFFERING SUMMARY

Sales Price \$7,380,000

Price/AC \$8,200/AC

Property Highlights

- Beautiful +/- 900 AC Central Texas cattle ranch with frontage on Old San Antonio Road and Deep Well Road
- Working ranch with water piped to all pastures for rotational grazing
- Improved coastal Bermuda pastures, over-seeded with perennial ball clover and gulf coast rye
- Commercial set of working pens, capable of handling 600 head of cattle
- Fenced and cross fenced, with 11 pastures and numerous 2-8 AC traps
- 1,900 SF 3 bedroom 3 bath house, 9,822 SF barn with office & sale area
- Investment potential for future development/homesites



PROPERTY INFORMATION

Size +/- 900 AC

Location Exceptional, rare large acreage in Northeast Brazos County along Old San Antonio Road in Wheelock, Texas. 25 minutes northeast of Bryan/College Station and Texas A&M University. Easy access from Highway 6, I-45, and I-35. 75 miles from Waco, 104 miles from Austin, 116 miles from Houston, 160 miles from Dallas/Fort Worth, and 176 miles from San Antonio.

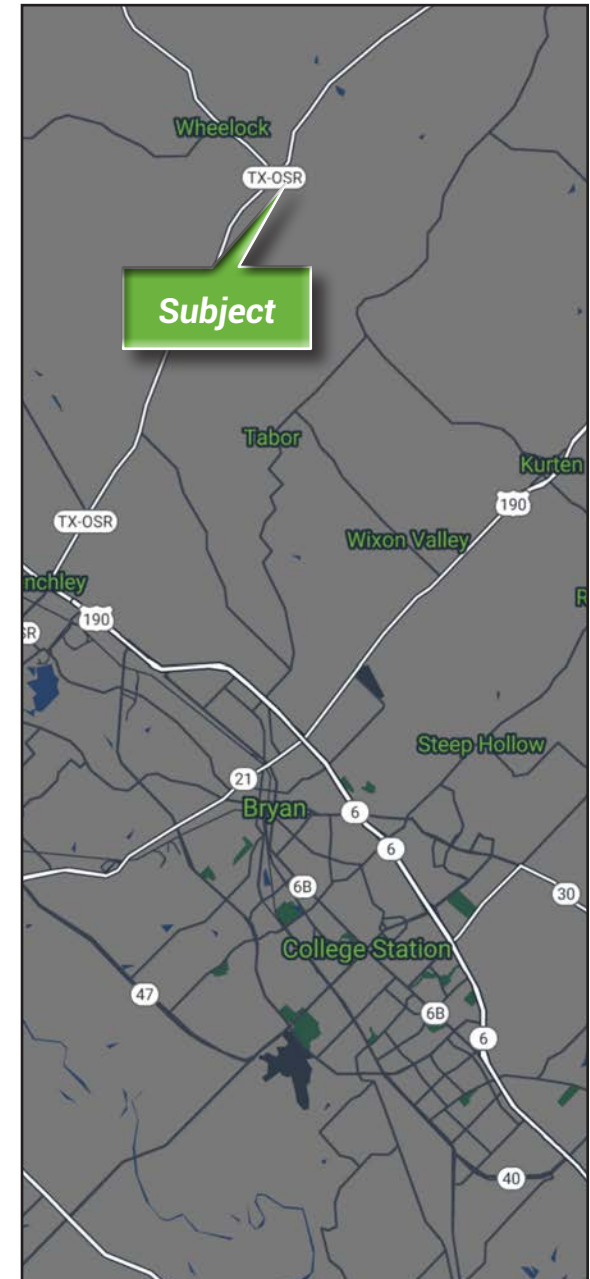
Improvements 1,900 SF ranch style home remodeled in 2001, two sets of pens including a large set of steel working cattle pens, shop, 9,822 SF sale barn with viewing pens & office, hay, equipment and livestock barns. The working pens on the ranch are first class with heavy duty crowding tub, hydraulic chute, hydraulic sorting gates and 20-ton scales with scale house. These pens are synchronized to the pastures, providing ease in rotation of cattle.

Frontage/Access ~2,600' on south line of Old San Antonio Road, ~2,250' on Deep Well Road. Primary gated entrance on Old San Antonio Road. Easement from Wheelock Hall Road on west side. Good all weather ranch roads throughout the property.

**Topography/
Water Features** Eye-catching, gently rolling countryside with elevation changes from 320' - 380', and rich, fertile soils. Numerous, gorgeous view homesites. North and west portions of the ranch are level, with improved coastal Bermuda pastures and hay meadows. South and east coastal pastures are gently rolling, with scattered pockets of beautiful, mature post oak trees. Sparks Branch Creek traverses the ranch from north to south, while Town Branch and Bee Creek border the ranch on the south and far southwest corner, providing excellent wildlife habitat areas. 12 ponds located throughout the ranch provide cooling for cattle and countless fishing opportunities including bass and crappie. 3 water wells. Water and electricity run through the middle of the ranch. Buried water lines to concrete water troughs in every pasture.

Wildlife Recreational opportunities are endless. Deer have not been hunted since 1985. Numerous Whitetail deer, hogs, dove, fish, ducks.

Minerals None. One oil well pad on the property. All surface rights will be conveyed. Extremely strong surface lease protections.





SUMMARY • PROPERTY DESCRIPTION • PROPERTY PHOTOS • DISCLAIMER

House & Barn



Working Pens & Tub





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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Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,
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