



## OFFERING SUMMARY

**Sales Price** \$8,500,000

**Price/AC** \$10,060/AC

## Property Highlights

- 23 miles from Kyle Field in College Station, 60 miles northwest of downtown Houston
- 35 acre lake, 7 acre lake, 8 stock tanks and Spring Creek traverses the property
- Working cattle and recreational ranch
- Spectacular views to the north and west
- Main house, guest house and several barns but not overly improved
- Rare large acreage ranch this close to Houston





Property Lines Estimated

**PROPERTY INFORMATION**

**Size** 844.854 AC

**Location** The ranch is located 5 miles east of Navasota along CR 405, approximately 23 miles south of College Station and 60 miles northwest of downtown Houston

**Improvements** Improvements consist of a large 3,642 square foot main house, 1,850 square foot guest house, 1,500 square foot ranch managers house, party barn built in 2003 and various barns and working cattle pens.

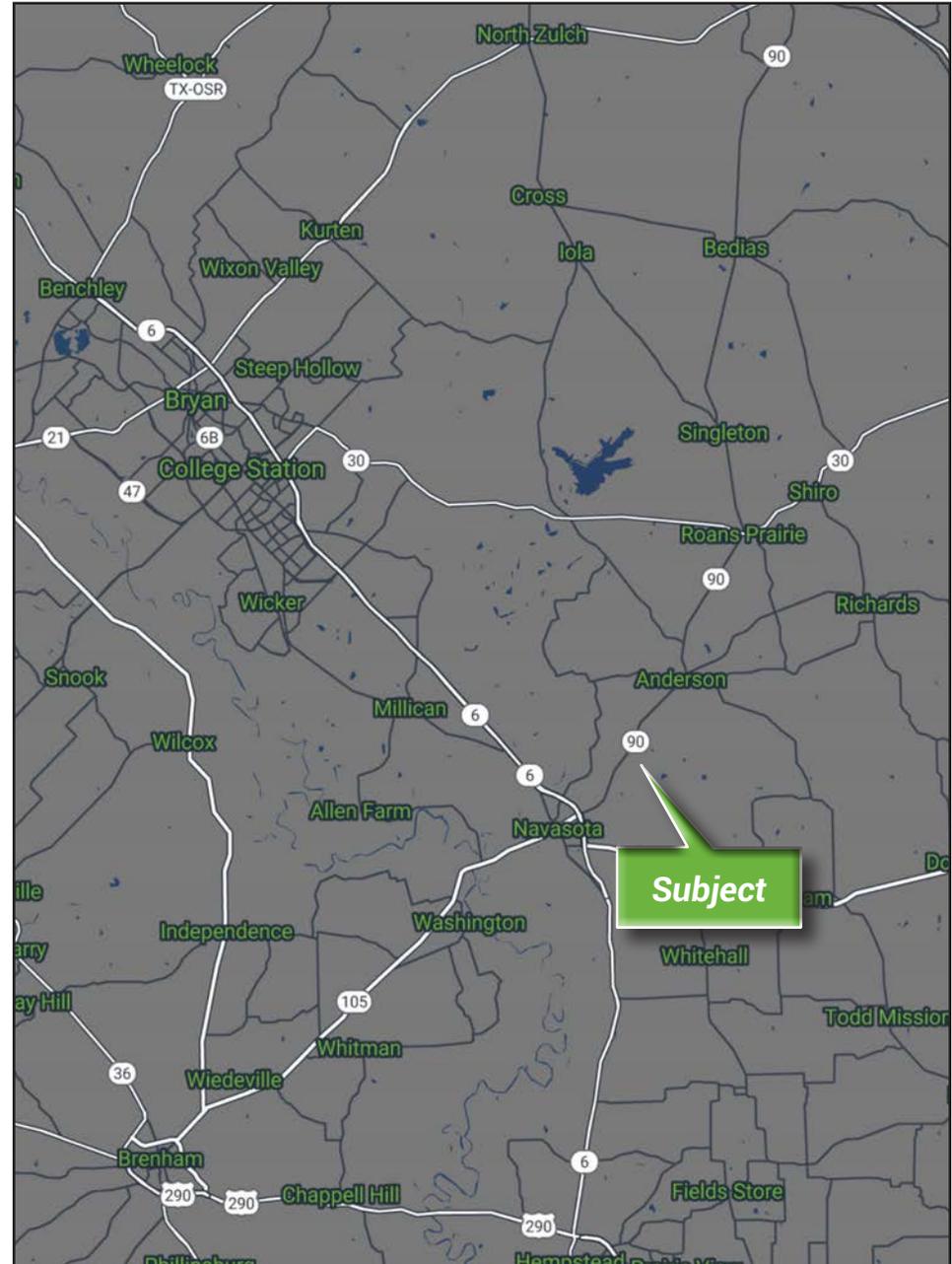
**Frontage/Access** This ranch has 4,700' of public road frontage along CR 405 as well as access along CR 429 on the northwest side.

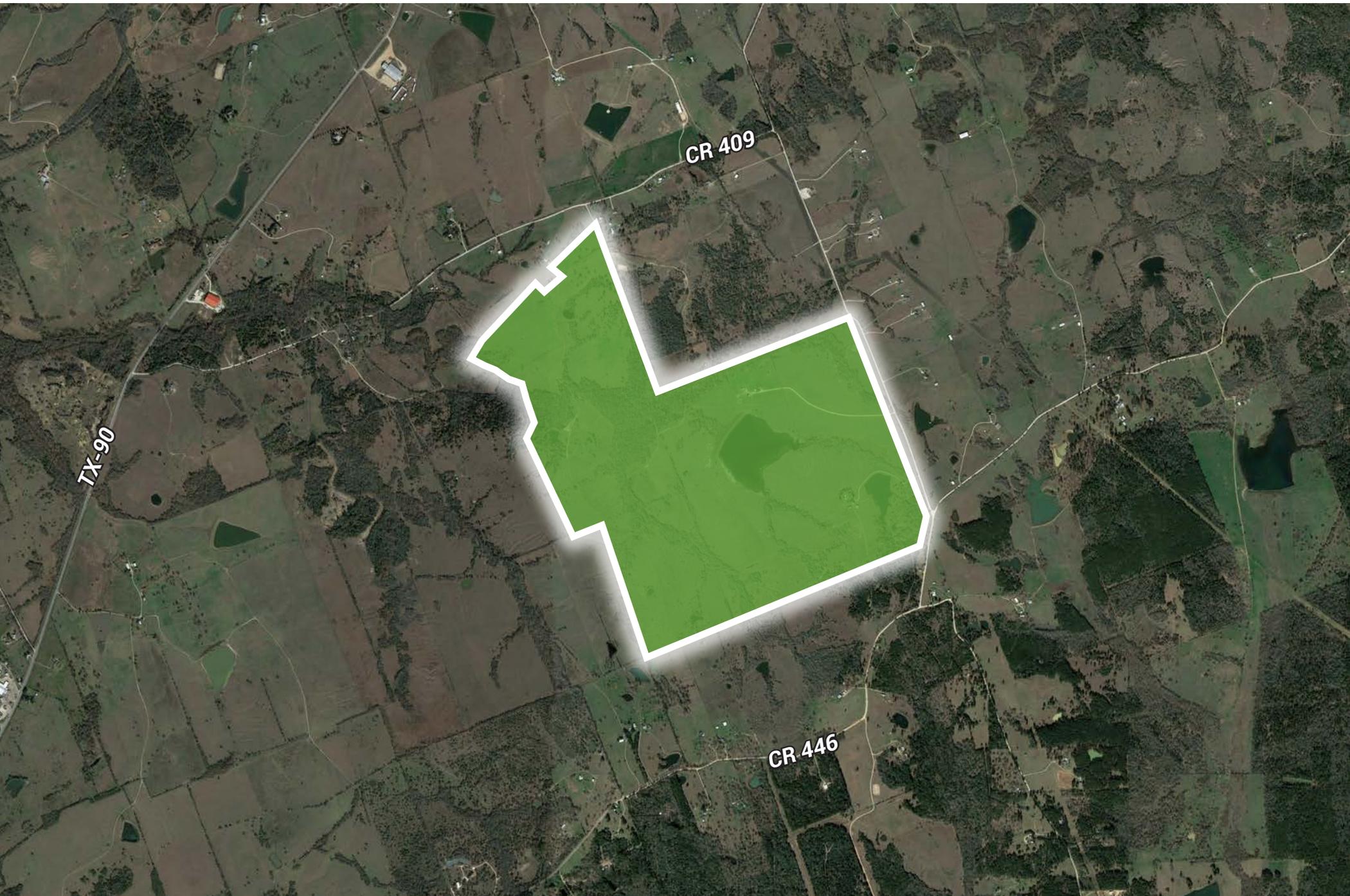
**Topography/  
Water Features** Rolling terrain with pockets of heavy woods along the riparian areas. 35 acre lake, 7 acre spring-fed pond, Spring Creek, and 8 other stock tanks scattered throughout the property

**Wildlife** Whitetail deer, ducks, , hogs dove. An approximate 85 acres is high fenced if a buyer wanted to put exotics on the property

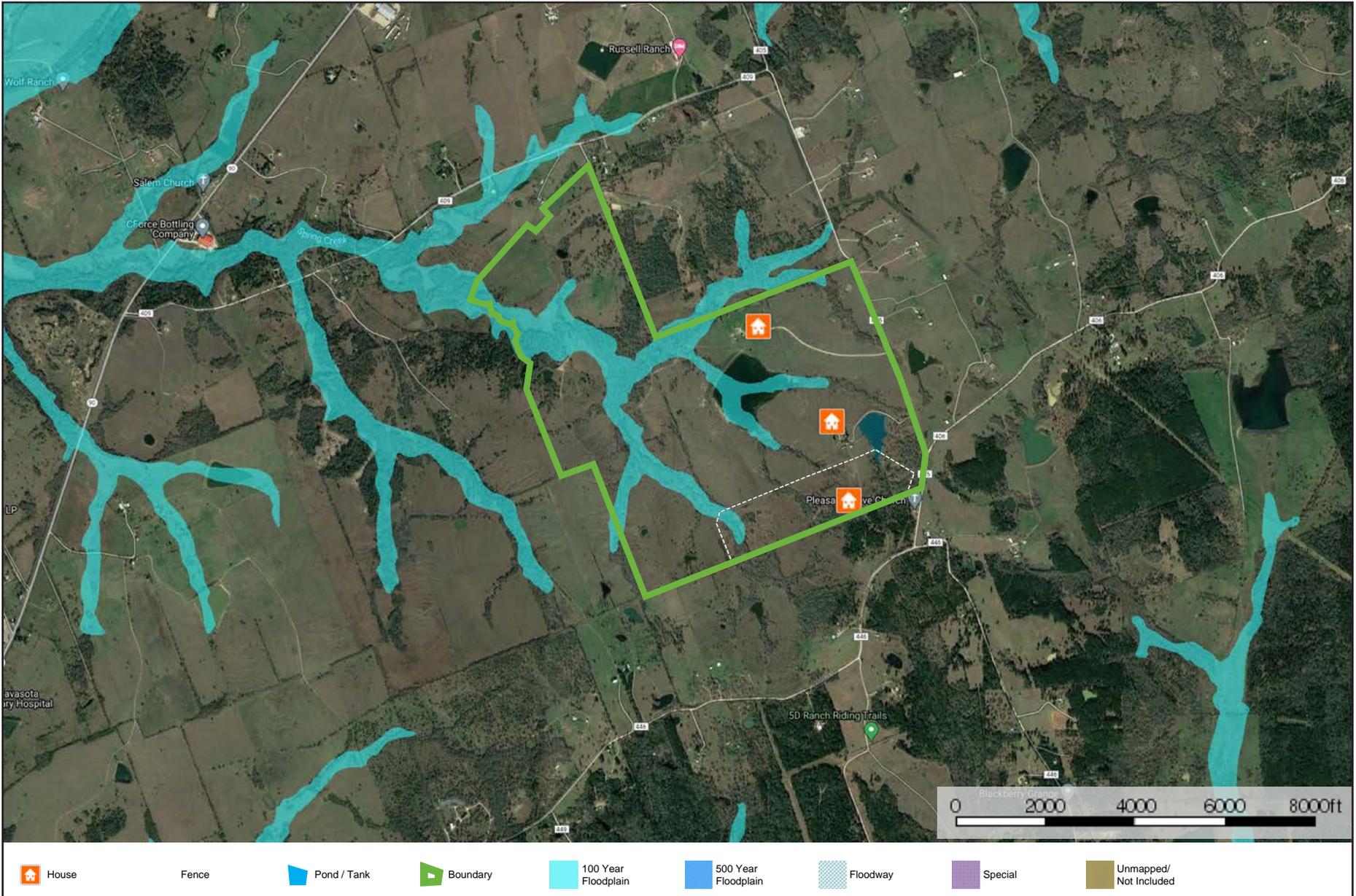
**Flood Plain** Yes, floodplain is noted along Spring Creek

**Minerals** Seller does not own the minerals



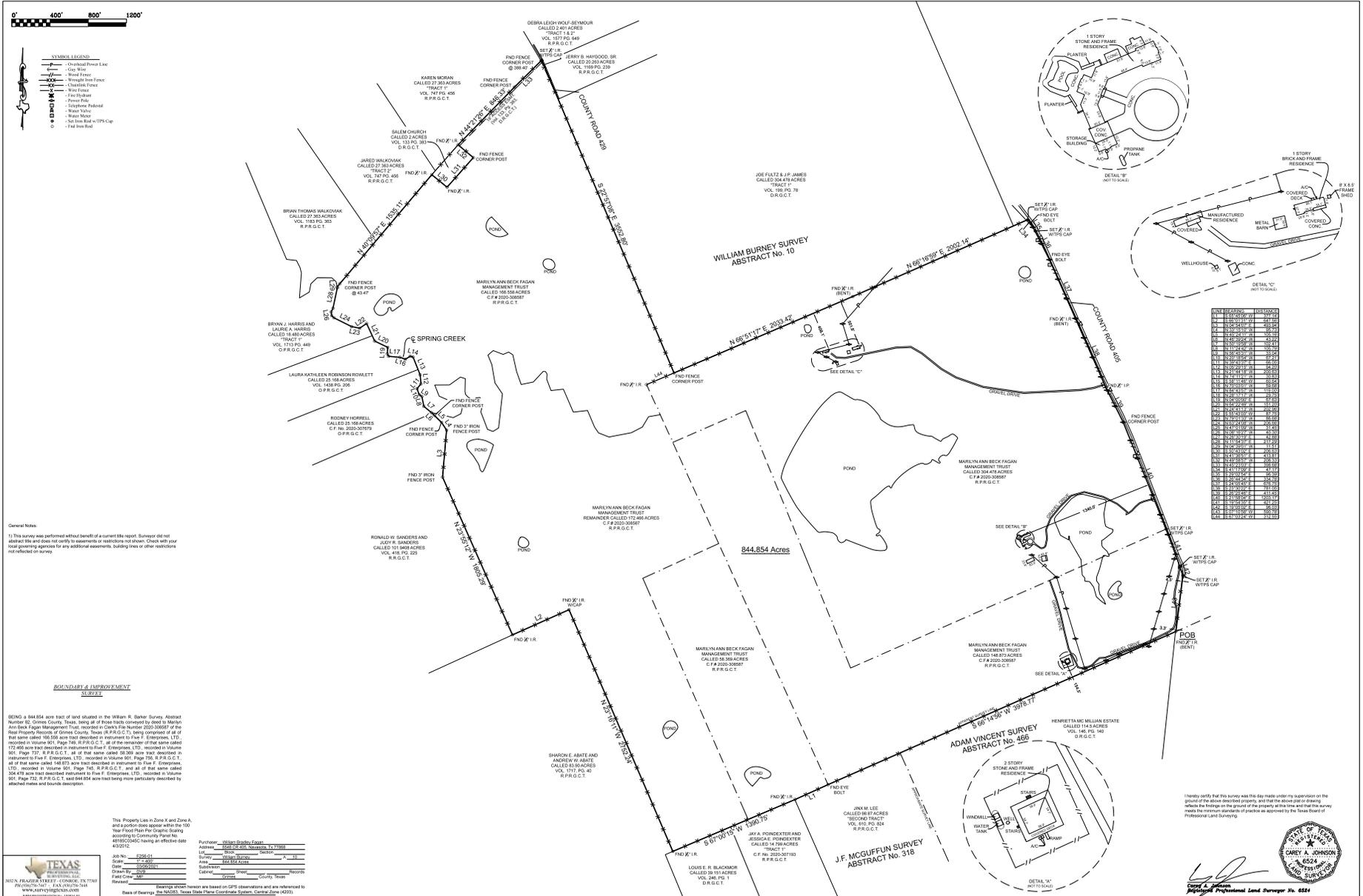


## Flood Plain Map



**SUMMARY • PROPERTY DESCRIPTION • DISCLAIMER**

**Property Survey**



**General Note:**  
 1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

**BOUNDARY & IMPROVEMENT SURVEY**  
 BEING A 844.854 acre tract of land situated in the William B. Burney Survey, Abstract Number 62, Comanche County, Texas, being all of those tracts conveyed by deed by Marlyn Ann Beck Fagan Management Trust, recorded in Chain of Title in the Number 200-20089 of the Real Property Records of Comanche County, Texas (R.P.R.G.C.T.), being comprised of all of that same called 100.00 acre tract described in reference to Tract 8, Enterprise, LTD, recorded in Volume 901, Page 748, R.P.R.G.C.T., all of the remainder of that same called 172.460 acre tract described in reference to Tract 8, Enterprise, LTD, recorded in Volume 901, Page 737, R.P.R.G.C.T., all of that same called 50.369 acre tract described in reference to Tract 8, Enterprise, LTD, recorded in Volume 901, Page 736, R.P.R.G.C.T., all of that same called 148.234 acre tract described in reference to Tract 8, Enterprise, LTD, recorded in Volume 901, Page 745, R.P.R.G.C.T., and all of that same called 326.474 acre tract described in reference to Tract 8, Enterprise, LTD, recorded in Volume 901, Page 732, R.P.R.G.C.T., said 844.854 acre tract being more particularly described by attached maps and blockbook description.

This Property Lies in Zone X and Zone A and a portion does appear within the 100 Year Flood Plain for Comanche County according to Community Flood No. 485222C-1 having an effective date 4/20/12.  
 Permit No. 2299-01  
 Date: 07/20/2023  
 Scale: AS SHOWN  
 Drawn by: JAC  
 Field Crew: JAC  
 Revised: 08/07/2023

Boundary Survey Notes are based on GPS observations and are referenced to NAD 83 (North American Datum of 1983), Texas State Plane Coordinate System, Central Zone (4303)

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of this property at the time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

**CAREY A. JOHNSON**  
 Registered Professional Land Surveyor No. 6284







# 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.

Oldham Goodwin Group, LLC

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Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,  
Please Contact**

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