



# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*

## *BRIGHTLANE FARM*

46± Acres | \$1,950,000 | Waller County, Hempstead, TX

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# DESCRIPTION

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Welcome to Brightlane Farm, a 46-acre farm just west of Hempstead, Texas, on Hwy 159. This beautiful property offers a perfect blend of serenity and luxury 45 minutes from Houston. This charming and pristine farmhouse was constructed in 2014, designed and built by Texas Farmhouse Homes and has 2,170 square feet of living space. The home is complemented by an impressive 1,190 square feet of porch space, offering ample opportunities for outdoor relaxation and enjoyment.

The Texas Farmhouse design of the residence showcases the charm and character of traditional Southern architecture. With its spacious porches, you'll find plenty of space for outdoor seating, entertaining guests, or simply enjoying the scenic views of the farm. Steps away from the back porch there is a picnic area and a fire pit for roasting hot dogs and marshmallows and stargazing! Get on out here out here to the country!

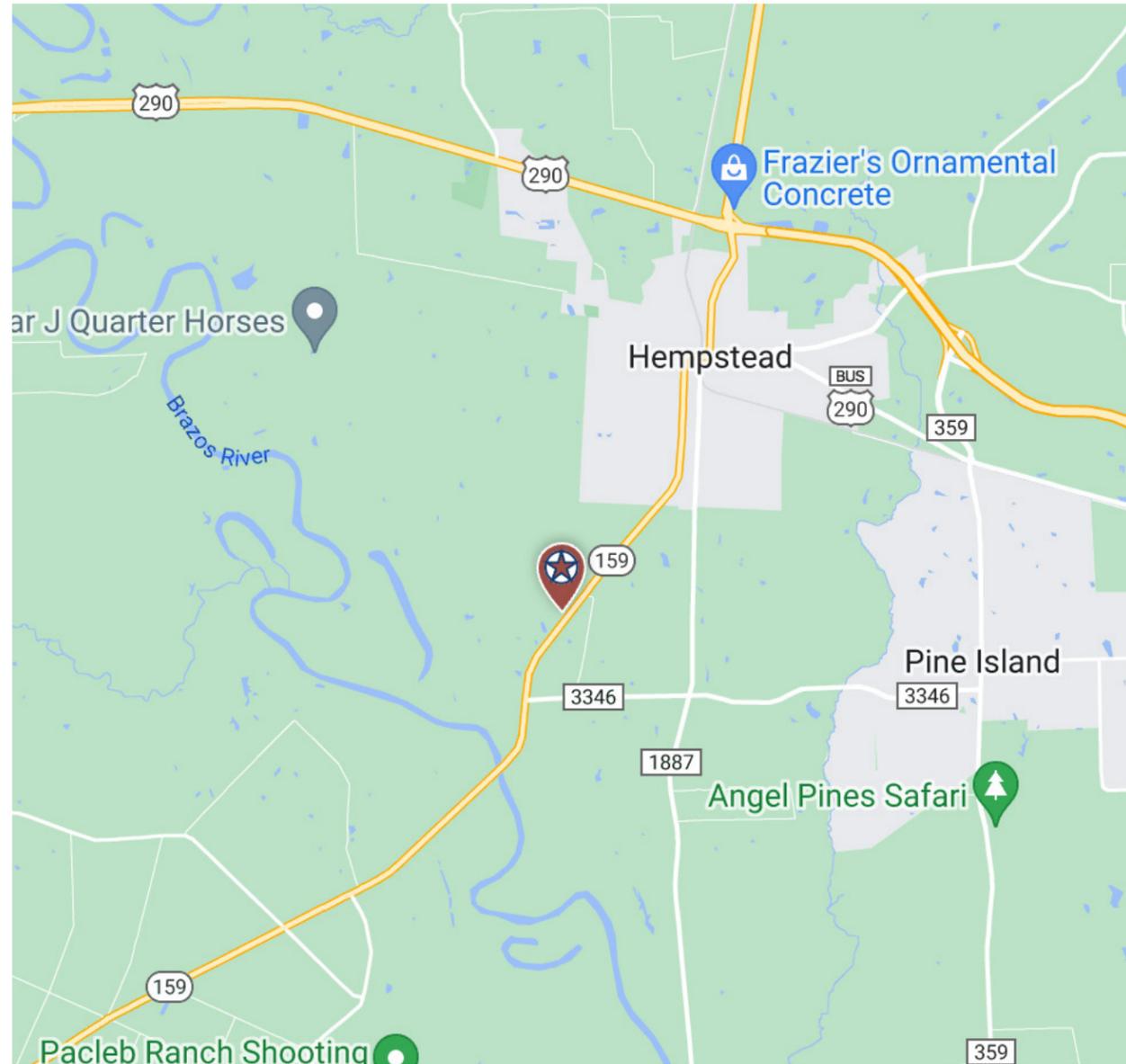
# ASSOCIATE CONTACT

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**KATE GIBSON**  
*Broker Associate*  
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# LOCATION

Brightlane Farm is 2 miles west of Hempstead and 20 minute from Bellville and Chappell Hill and 45 minutes from Houston.



# PROPERTY MAP



# TOPOGRAPHY, RANGELAND & HABITAT

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Sandy soil with improved hay pastures and hardwoods, lots of deer and birdlife.

## WILDLIFE

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Deer and hogs and birds and foxes.

## AGRICULTURE

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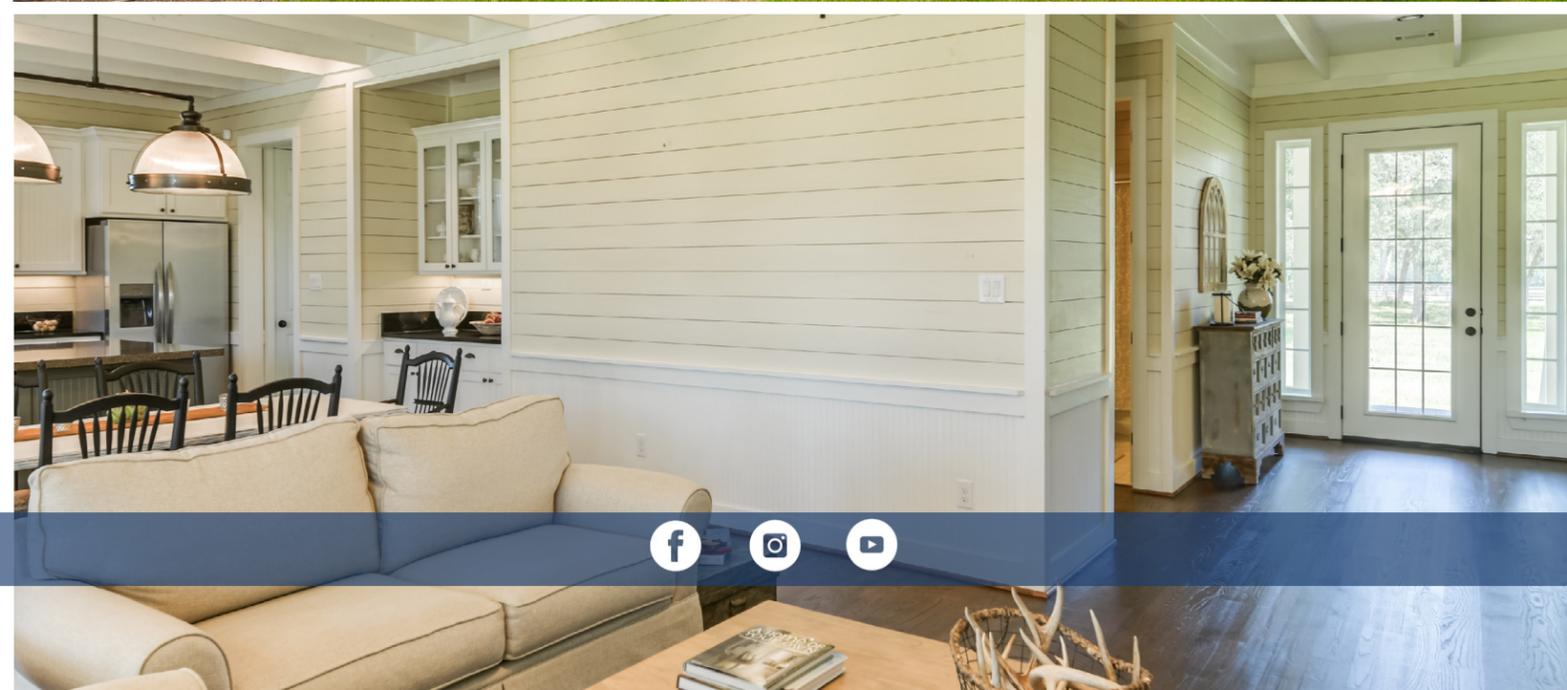
Additionally, the property features a delightful 20-acre Tifton hayfield with an irrigation well for the hay field. The hayfield is easily accessible from Lewisville Road. This field is a great opportunity for farming or livestock grazing, or it can be maintained as a hayfield, providing a source of income or personal use. Irrigation well is nearby.

## WATER

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One of the highlights of this property is the picturesque large pond, complete with a charming footbridge and a little island for boating adventures. The pond is well stocked and offers a serene oasis for relaxation or recreational activities like fishing. Surrounding the pond are shady trees and a footbridge.

2 wells are on the property.



# IMPROVEMENTS

There are four bedrooms and three full bathrooms. The primary suite, and two secondary guest bedrooms are on the ground floor, and the fourth bedroom/bunk room and one full bath is upstairs. Adjacent to the upstairs bedroom/bunk room is a full bathroom and a very large finished out area on the second floor for more bedrooms, storage or a media room or a home office.

Entering through the automatic gate, the property has black painted board fence along 159 and the driveway winds through a lane of hardwoods, leading you to the house and the big front porch. The house was built as a guest house, so it is very fresh and bright and practically new.

The living room, dining and kitchen all open up to a large back porch that looks over the pond, a fire pit and the barns and some beautiful shady woods. The large windows make the home light and cheery and the back porch is 14 feet wide and runs along the entire back of the house. A cozy fireplace, hardwood flooring, and shiplap walls, creates a warm and welcoming ambiance.

The gourmet kitchen is a chef's dream, boasting top-of-the-line appliances, ample counter space, and custom cabinetry. It is a perfect blend of functionality and style, providing a wonderful space for cooking and family time. A breakfast bar or island adds a casual dining option for quick meals and extra counter space.

The primary suite is located on the ground floor, offering a tranquil retreat for homeowners. It features a spacious bedroom with large windows and a walk-in closet. The primary bathroom has two sinks, complete with a soaking tub, and a walk-in shower.

Two generously sized guest bedrooms (one can be an office) on the ground floor ensure that family and friends have a comfortable and private space to retreat. The bunk room provides additional sleeping quarters, ideal for accommodating extra guests or creating a cozy space for children.

The charm of the residence extends outdoors with expansive porches and endless views that offers lots of space in the fresh air of the country! The acreage provides for many opportunities for outdoor activities, such as hiking trails, riding, 4 wheeling and fishing on the 1.3 acre pond. There are also two barns and a storage shed. Whether enjoying a morning coffee on the patio, hosting a gathering on the porches, or exploring the property, this house sits near the middle of the property for privacy and views from all sides.



## Information About Brokerage Services

11-2-2015

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
    - o that the owner will accept a price less than the written asking price;
    - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - o 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.

### 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

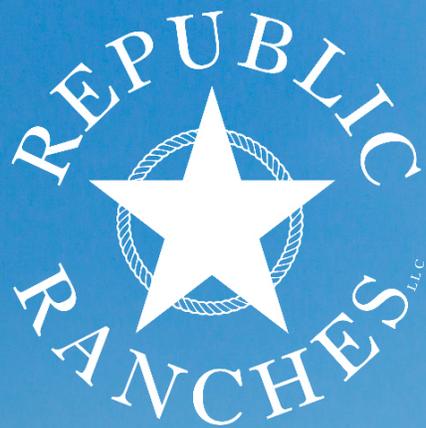
Date

Regulated by the Texas Real Estate Commission

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

IABS 1-0

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