

An aerial photograph of a large ranch property during a golden sunset. A winding pond is visible in the lower left, reflecting the bright sun. Several buildings, including a large barn and smaller structures, are situated in the center. The surrounding landscape is a vast, green field with scattered trees. The sky is filled with soft, orange and yellow clouds.

KEMP HILL RANCH

81+/- ACRES | BRAZOS COUNTY

LP: \$2,660,000

979.314.1400

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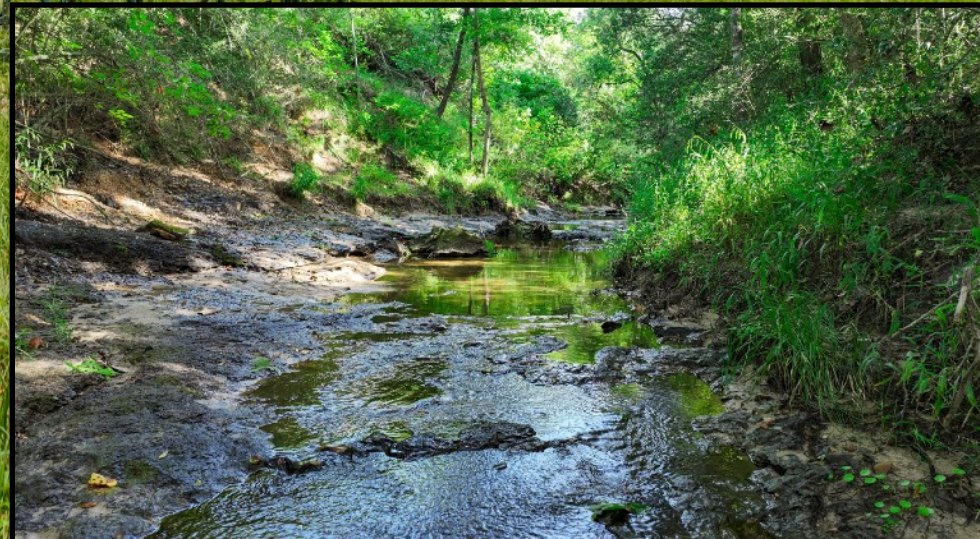
SUMMARY

- ✓ 81 +/- acres in College Station
- ✓ 5 miles from Texas A&M Campus
- ✓ over one thousand feet of Kemp Rd Frontage (paved)
- ✓ hilltop barndo overlooking 2 acre stock tank
- ✓ awesome improvements
- ✓ turnkey ready



HUNTING & RECREATION

- ✓ outstanding hunting property w/ wooded creek bottom and towering hardwoods.
- ✓ multi-use property with healthy blend of native pastures and multiple hardwood species
- ✓ land offers tons of diversity including dense woods, creeks, large stock tank, beautiful rolling terrain and native pastures.



LAND & TERRAIN

The land features gently rolling topography with the barndo sitting at the highest point at ~280 ft. above sea level and the lowest point being ~220 ft below sea level. The property showcases an incredible views with dense hardwood areas and plentiful resources for wildlife & game. The open pasture land features beautiful scattered oak trees, a large stock tank and cross fencing for grazing.



IMPROVEMENTS

The 4 bed, 3 bath two-story barndo sits elevated overlooking the 3 acre lake offering some exceptional views. The barndo has large front and back covered porches with fans and outdoor furniture that serves as well for the beginning of the day as it does the end. The remodeled home has approximately 3,256 SF of living space and features a rustic but upscale finish throughout. The spacious floorplan features hardwood floors and tile throughout. The kitchen and large dining/living area is perfectly laid out for entertaining large groups and features Kitchen-Aid appliances, gas range stove top, granite counters, custom cabinets & backsplash. All throughout the home you'll find new oversized windows where one can enjoy the view no matter what room they're in. Other features include a spacious mother-in-law suite with a separate kitchen. The secondary kitchen offers additional cooking space with Whirlpool appliances, electric stove top, granite countertops and custom built cabinets.

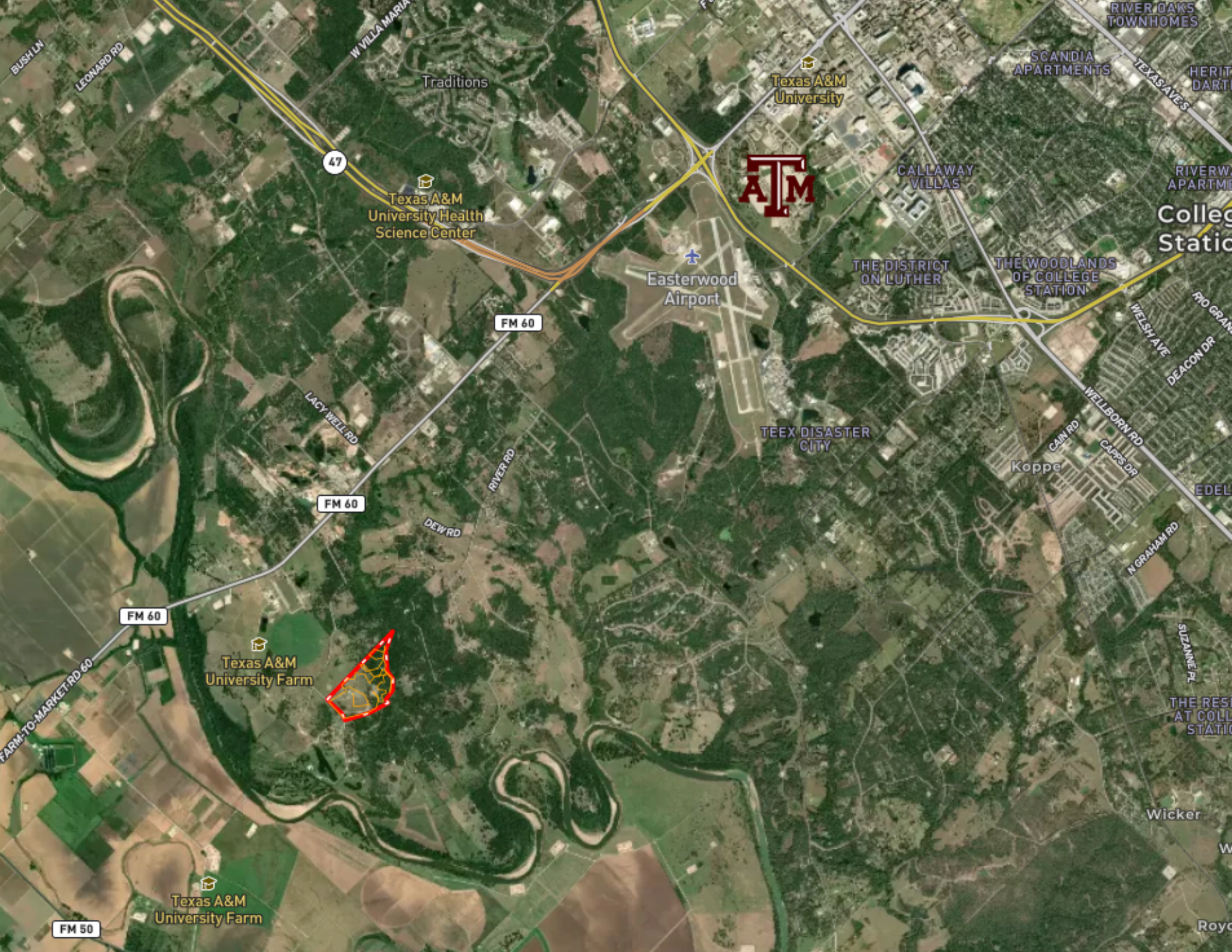


LOCATION & ACCESS

The ranch is located approximately 6 miles from Texas A&M campus off Kemp Road in Brazos County. All roads leading to the ranch are paved including Kemp Road.

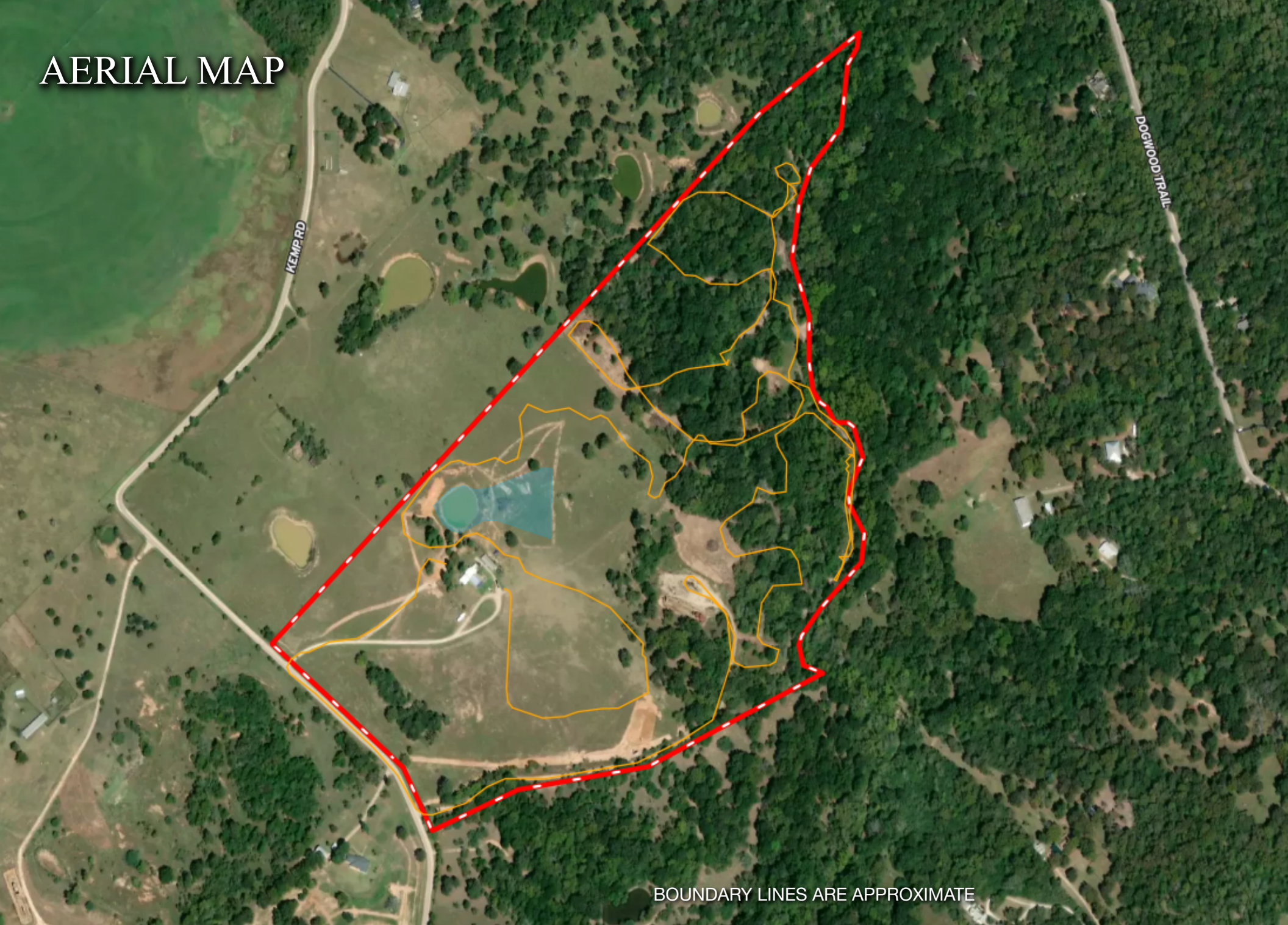


BOUNDARY LINES ARE APPROXIMATE



BUSH LN
LEONARD RD
W VILLA MARIA
Traditions
Texas A&M University
Texas A&M University Health Science Center
Easterwood Airport
FM 60
LACY WELL RD
RIVER RD
DEW RD
TEEX DISASTER CITY
Koppe
THE DISTRICT ON LUTHER
THE WOODLANDS OF COLLEGE STATION
Callaway Villas
SCANDIA APARTMENTS
RIVER OAKS TOWNHOMES
HERIT DART
TEXAS A&M
College Station
WELSH AVE
RIO GRANDE
DEACON DR
WELLBORN RD
CAMPUS DR
EDEN
SUZANNE PL
THE RES AT COLL STATION
Wicker
Royce
FM 50
FARM-TO-MARKET RD 60
Texas A&M University Farm
Texas A&M University Farm

AERIAL MAP



CONTOUR MAP





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:
 - 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.

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.

<u>Swope & Young Land Company</u>	<u>9007996</u>	<u>info@swopeyoung.com</u>	<u>(979)314-1400</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Jeremy Young</u>	<u>611696</u>	<u>jeremy@swopeyoung.com</u>	<u>(979)220-8025</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Ryan Swope</u>	<u>644479</u>	<u>ryan@swopeyoung.com</u>	<u>(512)632-0792</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Swope & Young Land Company, 3833 Texas Avenue Ste 277 Bryan, TX 77802
Ryan Swope

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

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Dorothy Rachui -