



DOUBLE K RANCH

1573 CR 101 | COLUMBUS, TX 78934
Colorado County

DOUBLE K RANCH

1573 CR 101, Columbus, TX, 78934 | Colorado County



Price: \$2,800,000.00



Land Size: 41.22 AC

Nestled under the shade of 100-year-old live oaks, this serene weekend getaway offers a perfect blend of relaxation and recreation just five minutes south of Columbus, Texas, and only 75 miles from downtown Houston. The property features a spring-fed, stocked pond with a pier, ideal for peaceful afternoons by the water. The 2,240-square-foot main house and 2,480-square-foot guesthouse, with a large game room, provide comfortable accommodations, while the outdoor swimming pool, firepit, and shooting range offer endless entertainment. A two-stall horse barn, 2,400-square-foot metal barn with living quarters, and rolling terrain dotted with live oaks and open pasture create the ideal retreat for nature enthusiasts. Wildlife abounds with whitetail deer, ducks, dove, and hogs, making this property a true outdoorsman's paradise.





SUMMARY OF OFFERING

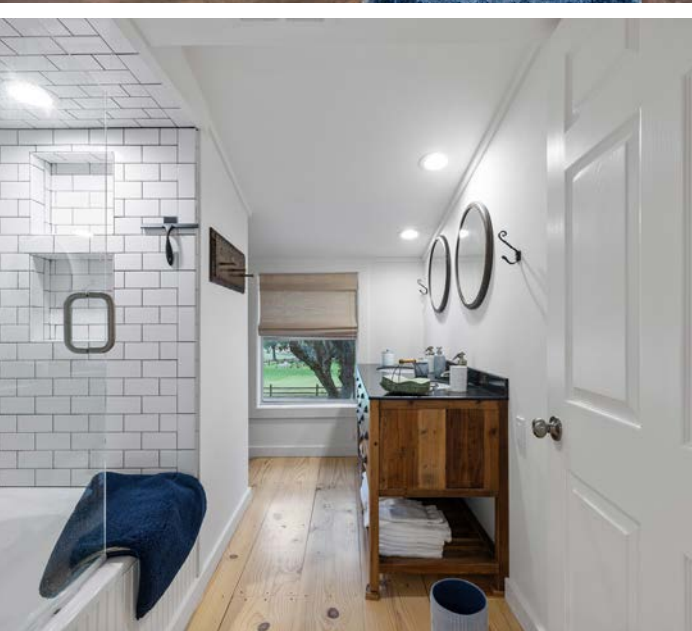
- 2,240 SF mainhouse
- 3 bedrooms
- 2 baths
- 2,480 SF guest house
- 2 bedrooms
- 2 baths
- Large gameroom
- Outdoor covered patio
- Outdoor swimming pool
- 2,400 SF metal barn
- Living quarters
- Two (2) stall horse barn
- 946' of public road frontage along CR 101
- Outdoor firepit
- Shooting range
- Stocked spring fed pond with pier
- Large 100 year live oaks
- Rolling terrian with various wildlife
- 1,000 KW generator
- 2,500 gallon propane tanks
- 500 gallon fuel storage tanks
- Fully furnished



This stunning ranch main house offers charm and functionality, featuring beautiful wood floors throughout, a large utility room, and a massive fireplace at its heart. The spacious kitchen boasts concrete countertops, while the upstairs balcony provides serene views. Enjoy the sunroom as a cozy back porch retreat, and relax on the expansive covered front porch, perfect for taking in the peaceful surroundings.



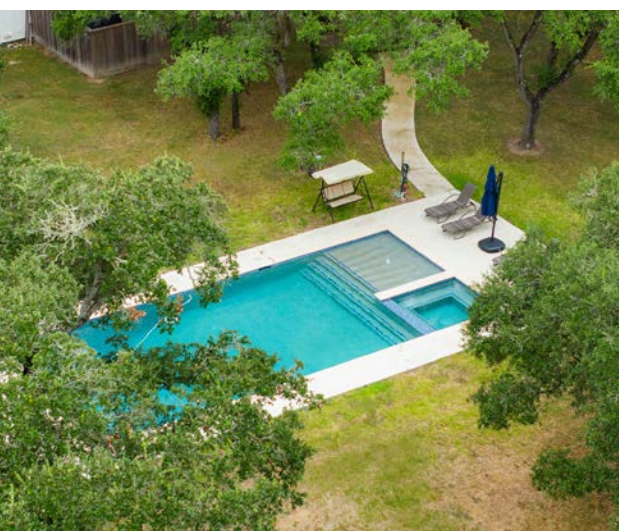
The spacious guesthouse features stained concrete floors and a versatile downstairs with a full kitchen, gameroom, full bath, and a cozy bunkroom. The large covered front patio provides a perfect outdoor gathering spot. Upstairs, you'll find two bedrooms and one bath, offering comfortable and private accommodations.





ADDITIONAL FEATURES

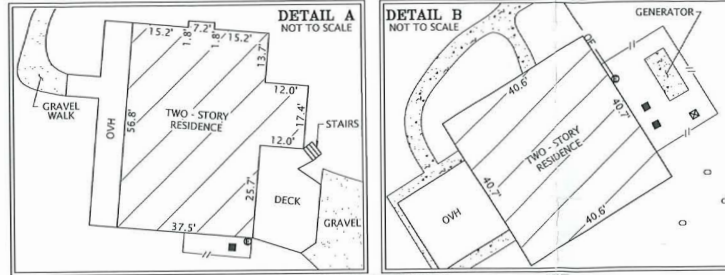
Double K Ranch offers practical and well-maintained improvements designed for easy enjoyment. The property features a stocked, spring-fed pond with a pier and lighting, a swimming pool, an outdoor firepit, and a private shooting range. Horse stable with spacious tack room add convenience for equestrian activities. Each feature is designed for low-maintenance use, making Double K Ranch an ideal weekend retreat.



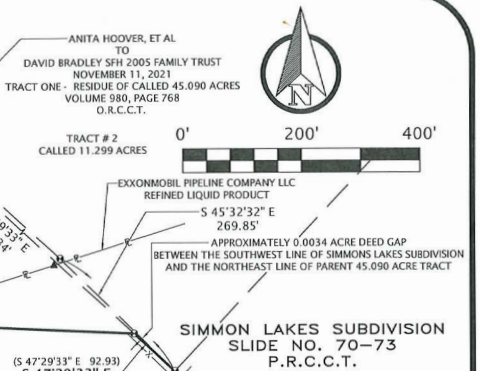
SURVEY

COLORADO COUNTY, TEXAS NICHOLAS KELLEY SURVEY ABSTRACT NO. 373

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.9998722698
BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES



- LEGEND**
- 5/8" IRON ROD SET W/ 2" ALUM. CAP
 - 5/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - POINT FOR CORNER
 - WATER WELL
 - LIGHT POLE
 - ELECTRIC METER
 - ELECTRIC BOX
 - ▲ PIPELINE MARKER
 - ▲ POWER POLE
 - ▲ GUY ANCHOR
 - BELOW GROUND PROPANE TANK
 - SEPTIC TANK
 - EXISTING PIPELINE (AS NOTED)
 - WIRE FENCE
 - GAME FENCE
 - WOOD FENCE
 - OVERHEAD ELECTRIC LINE
 - () RECORD INFORMATION



ANITA HOOVER, ET AL
TO
DAVID BRADLEY SFH 2005 FAMILY TRUST
NOVEMBER 11, 2021
TRACT ONE - RESIDUE OF CALLED 45.090 ACRES
VOLUME 980, PAGE 768
O.R.C.C.T.

EXXONMOBIL PIPELINE COMPANY LLC
REFINED LIQUID PRODUCT

S 89°12'12" E 437.01'
(S 87°24'42" E 438.08')
(VOL. 58, PG. 59, O.R.C.C.T.)

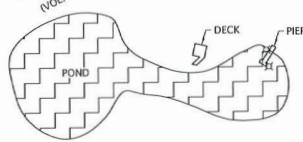
S 87°18'48" E 1088.92'
(S 87°18'48" E 1088.92')

STEVEN HOTZEL, TRUSTEE
OF THE DAVID BRADLEY SFH 2005 FAMILY TRUST
TO
STEVEN HOTZEL
SEPTEMBER 6, 2022
CALLED 18.40 ACRES
VOLUME 1013, PAGE 607
O.R.C.C.T.

SIMMON LAKES SUBDIVISION
SLIDE NO. 70-73
P.R.C.C.T.

TRACT # 27
CALLED 27.722 ACRES

41.22 TOTAL ACRES



CAROLINE BROWN
TO
STEVEN HOTZEL, ET UX
OCTOBER 15, 2015
CALLED 22.86 ACRES
VOLUME 794, PAGE 79
O.R.C.C.T.

DETAIL A

DETAIL B

DETAIL C

DETAIL D

DETAIL E

DETAIL F

DETAIL G

DETAIL H

DETAIL I

DETAIL J

DETAIL K

DETAIL L

DETAIL M

DETAIL N

DETAIL O

DETAIL P

DETAIL Q

DETAIL R

DETAIL S

DETAIL T

DETAIL U

DETAIL V

DETAIL W

DETAIL X

DETAIL Y

DETAIL Z

DETAIL AA

DETAIL AB

DETAIL AC

DETAIL AD

DETAIL AE

DETAIL AF

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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

Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

0343423

Licensed No.

Cyndee.Smith@OldhamGoodwin.com

Email

(713) 816-3407

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

COLORADO COUNTY | COLUMBUS, TX

For more information about this property or Oldham Goodwin's Land Services, please contact



JAY TJOELKER

Vice President | Land Services

C: 281.750.5776

Jay.Tjoelker@OldhamGoodwin.com

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