



**RIVERSTONE**  
LAND AND RANCH

## **JACKRABBIT TRACT 3 – 52 ACRES**

BRYAN, TX 77808



## JACKRABBIT TRACT 3 - 52 ACRES



### PROPERTY DESCRIPTION

Discover the perfect blend of natural beauty and convenience with this exceptional 52 acres tucked away in Robertson County, just 25 miles from Texas A&M University. This wooded recreational land features mature hardwood trees, scenic rolling topography, and fertile sandy loam soil, making it ideal for outdoor adventures, gardening, or pasture development. Abundant wildlife thrives in this serene setting, perfect for hunting or nature enthusiasts. The seller will extend electric service to the property's perimeter, ensuring ease of development. With an additional tract available, this property offers endless possibilities for expansion or investment.

### OFFERING SUMMARY

Sale Price:	\$610,000
Lot Size:	52 Acres

### PROPERTY HIGHLIGHTS

- **Electricity Ready:** Seller will extend electric service to the property's perimeter.
- **Prime Recreational Land:** Heavily wooded and ideal for outdoor adventures or peaceful retreats.
- **Fertile Sandy Loam Soil:** Perfect for planting, gardening, or pasture development.
- **Majestic Hardwood Forest:** Features mature hardwood trees, adding natural beauty and shade.
- **Scenic Rolling Terrain:** Offers stunning topography with gentle elevations.
- **Thriving Wildlife:** Enjoy abundant wildlife, ideal for hunting or nature observation.
- **Convenient Location:** Only 25 miles from Texas A&M University, providing easy access to amenities.
- **Expansion Options:** Additional tract available for larger projects or investments.



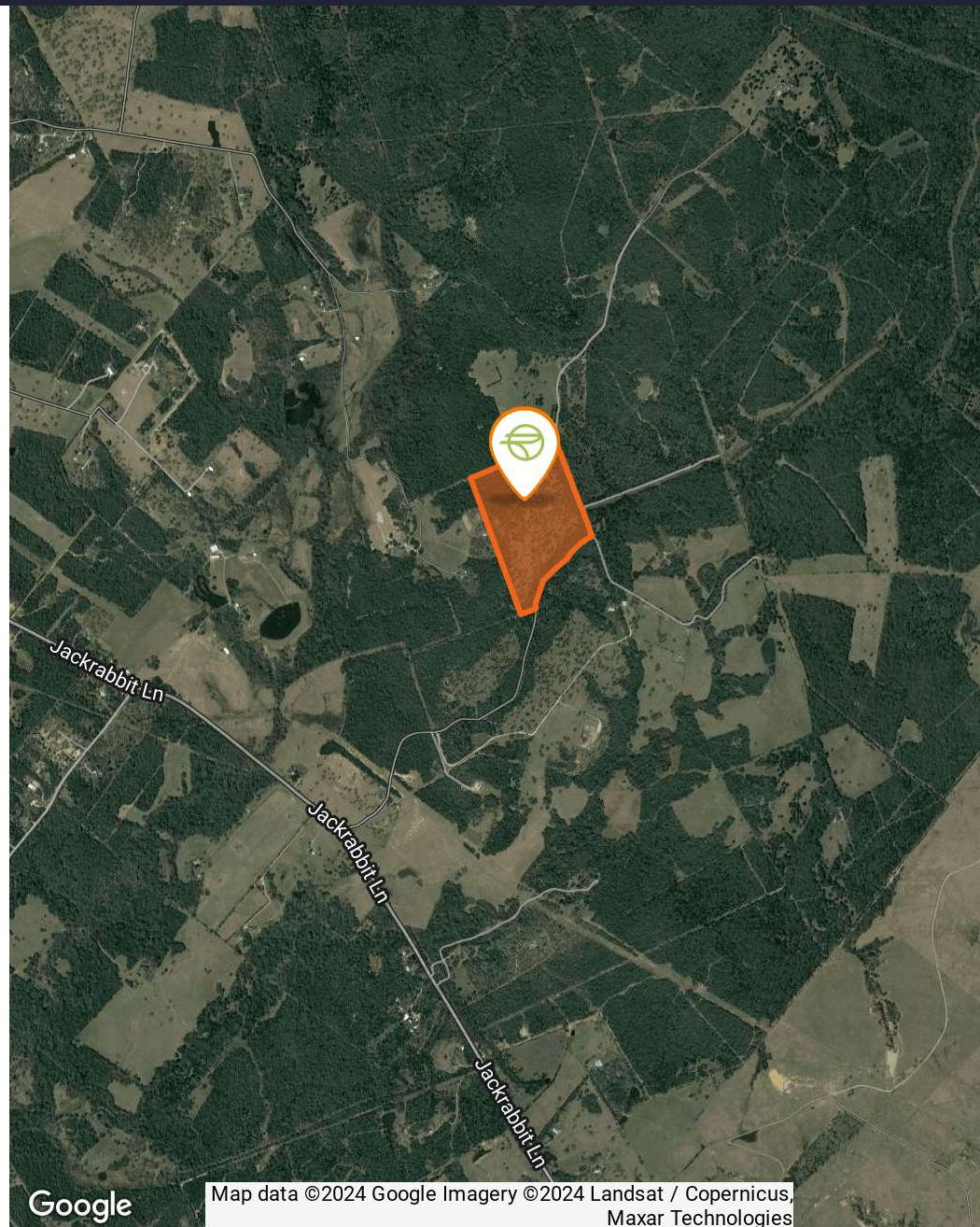
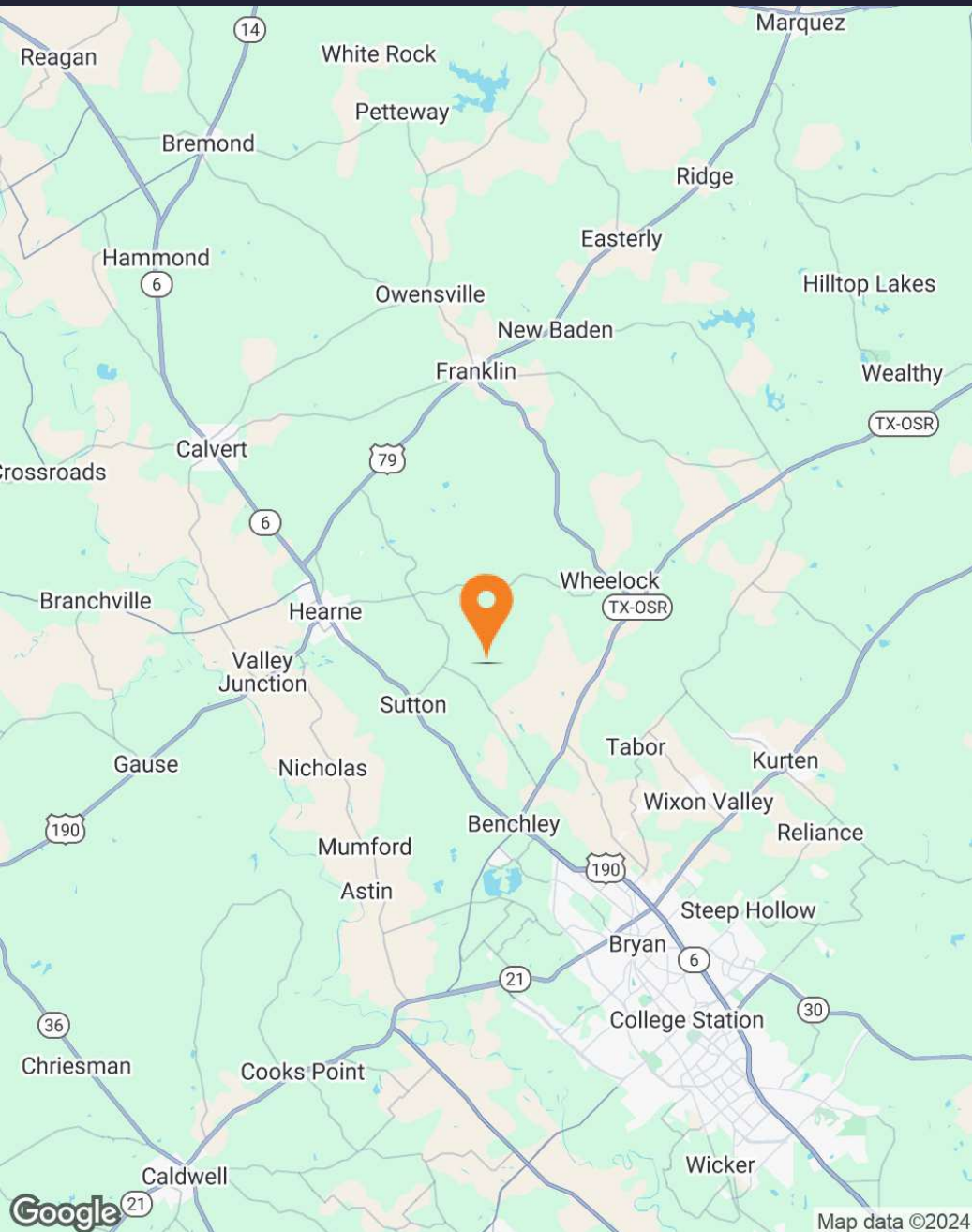
**RIVERSTONE**  
LAND AND RANCH

**LONDON ALLEN**  
Partner

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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.

### Riverstone Companies, LLC

Licensed Broker / Broker Firm Name  
or Primary Assumed Business Name

### James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/  
Associate

### Landon Allen

Sales Agent/Associate's Name

9008522

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Buyer/Tenant/Seller/Landlord Initials

Date