

# SOUTH WALNUT RANCH



+/- 1,600 AC FM 979 | FRANKLIN, TX | ROBERTSON COUNTY





# SOUTH WALNUT RANCH

FM 979 | Robertson County, Texas



**Price: \$12,000,000**



**Price/AC: \$7,500/AC**



**Land Size: ~1,600 AC**

South Walnut Ranch, presents a rare opportunity to own a well-located and highly versatile property, in the heart of the Post Oak Savannah. The property offers excellent accessibility with road frontage on FM 979, Beck Prairie Road, and FM 46, along with water service from Robertson County Water Supply and electricity from Navasota Valley Electric. The land features rolling topography, multiple ponds ranging from 1 to 3 acres, and is traversed by both Caddo Creek and South Walnut Creek, ensuring reliable water sources and healthy bottomland hardwoods throughout the property. These natural features create an environment that support a strong presence of native wildlife, making it ideal for hunting and recreational use. The property's layout, access to utilities, and proximity to Franklin, TX, also make portions of the property well suited for potential development.





**Calvert**  
8 Miles

**Bremond**  
8 Miles

**Marquez**  
20 Miles

**Franklin**  
4.5 Miles



## LOCATION

Located just north of Franklin in Robertson County, Texas, South Walnut Ranch offers quick and convenient access to several surrounding communities for local amenities and services. It sits less than 5 miles from Franklin and just 8 miles from either Bremond or Calvert. Regionally, the ranch is a short drive from Bryan-College Station and Waco, making the property ideal for those seeking a rural setting with proximity to urban conveniences.

\*Boundary lines are approximate and for illustrative purposes only







Calvert  
8 Miles

Bremond  
8 Miles

Marquez  
20 Miles

Franklin  
4.5 Miles

## UTILITIES & ACCESS

Easy accessibility with road frontage on FM 979, Beck Prairie Road, and FM 46, offering multiple points of entry and strong visibility. A portion of the frontage along FM 979 is served by Robertson County Water Supply. Additionally, electricity is readily available along both FM 979 and Beck Prairie Road, supplied by Navasota Valley Electric, making the site well-equipped for potential future development.



NAVASOTA VALLEY ELECTRIC

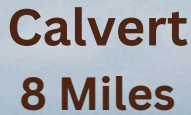


ROBERTSON COUNTY WATER SUPPLY

\*Boundary lines are approximate and for illustrative purposes only







## Marquez

### 20 Miles

# Franklin

## 4.5 Miles

**Calvert ISD**

**Beck Prairie Road**

**Bremond ISD**

## South Walnut Creek

**FM 46**

**Franklin ISD**

**FM 979**

**FM 979**

The property spans across three school districts, offering unique positioning for future use or resale. The northern portion lies within Bremond ISD, while the western section falls under Calvert ISD. The southern portion is zoned to Franklin ISD. South Walnut Creek and Beck Prairie Road serve as dividing lines between these district boundaries, providing a clear geographic separation across the tract.

\*Boundary lines are approximate and for illustrative purposes only







# WILDLIFE



South Walnut Ranch and its diverse habitat provides excellent hunting opportunities, and supports a healthy population of whitetail deer, hogs and other native wildlife. South Walnut Creek and Caddo Creek traverse the property, providing reliable water sources, abundant natural cover, and healthy bottomlands hardwoods.

The ranch is located in an area of Robertson County that is known to consistently produce trophy native Whitetail Deer. The area supports an abundant population of migrating waterfowl in the fall and winter. The untouched bottomland areas of the ranch present an excellent opportunity for the development of waterfowl habitat.







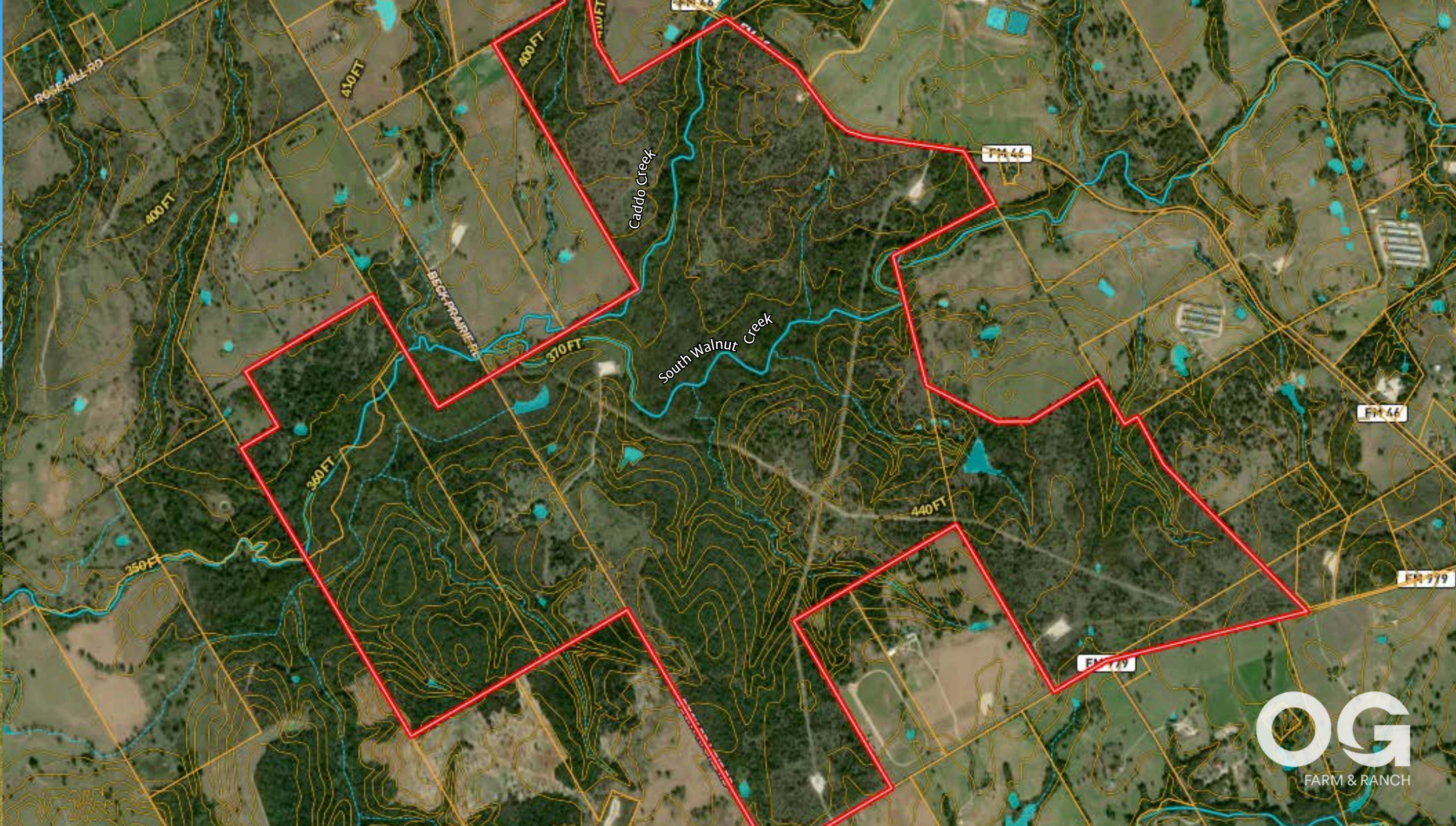
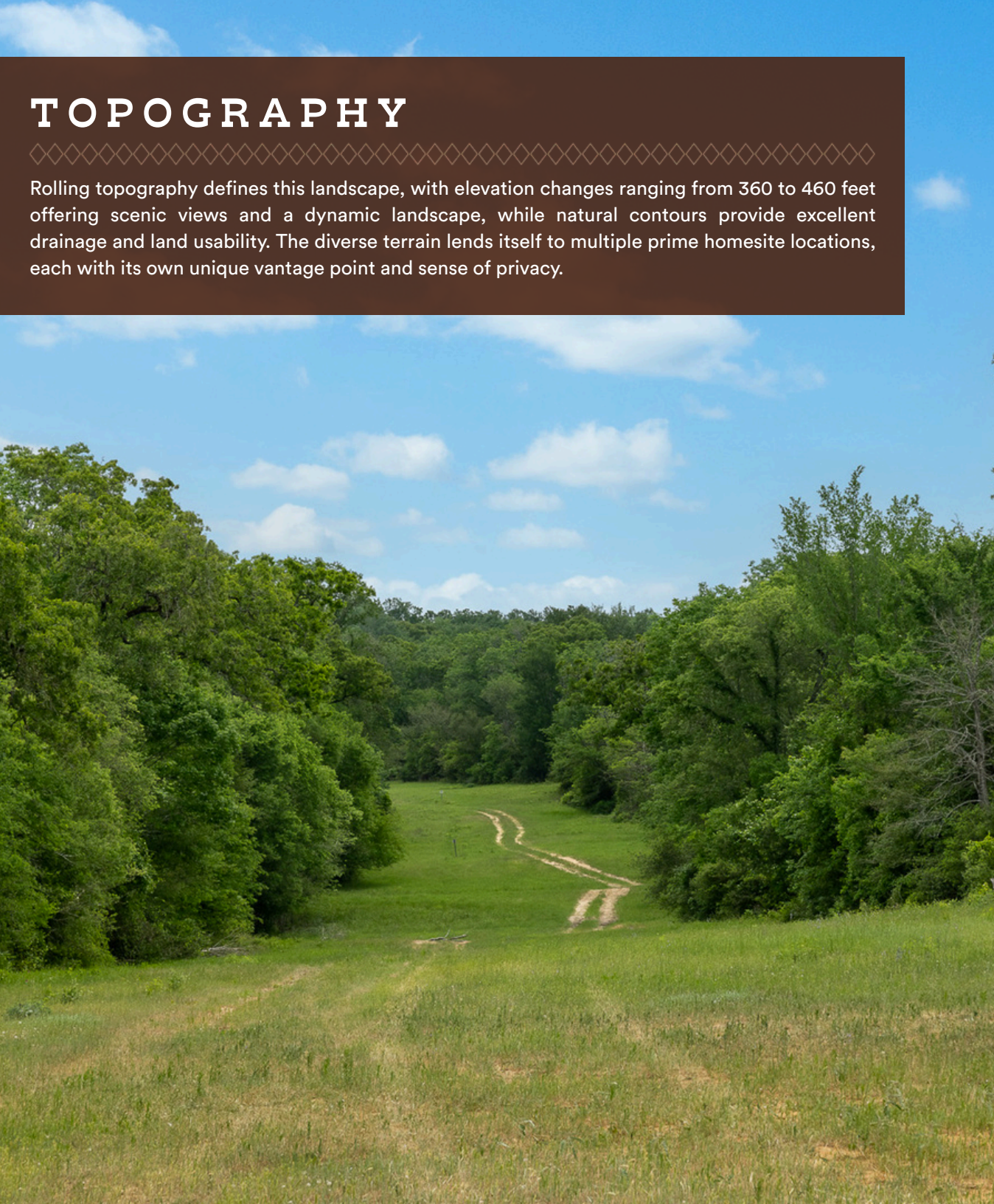
## WATER FEATURES

South Walnut Ranch features abundant water resources, with multiple ponds ranging from 1 to 3 acres in size, along with Caddo Creek and South Walnut Creek traversing the property. The property's rolling topography features multiple drainages that present impressive lake development opportunities, ranging from 8 Acres to 20 Acres in size.



# TOPOGRAPHY

Rolling topography defines this landscape, with elevation changes ranging from 360 to 460 feet offering scenic views and a dynamic landscape, while natural contours provide excellent drainage and land usability. The diverse terrain lends itself to multiple prime homesite locations, each with its own unique vantage point and sense of privacy.





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. **An owner’s agent fees are not set by law and are fully negotiable.**

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 mate- rial information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

|                                                                                                                   |                                                        |                                                            |                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <div>Oldham Goodwin Group, LLC</div> <div>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</div> | <div>532457</div> <div>Licensed No.</div>              | <div>Casey.Oldham@OldhamGoodwin.com</div> <div>Email</div> | <div>(979) 268-2000</div> <div>Phone</div>                                                                  |
| <div></div> <div>Designated Broker of Firm</div>                                                                  | <div></div> <div>Licensed No.</div>                    | <div></div> <div>Email</div>                               | <div></div> <div>Phone</div>                                                                                |
| <div></div> <div>Licensed Supervisor of Sales Agent/Associate</div>                                               | <div></div> <div>Licensed No.</div>                    | <div></div> <div>Email</div>                               | <div></div> <div>Phone</div>                                                                                |
| <div></div> <div>Sales Agent/Associate's Name</div>                                                               | <div></div> <div>Licensed No.</div>                    | <div></div> <div>Email</div>                               | <div></div> <div>Phone</div>                                                                                |
| <div>Regulated by the Texas Real Estate Commission<br/>TAR 2501</div>                                             | <div>Buyer / Tenant / Seller / Landlord Initials</div> | <div>Date</div>                                            | <div>Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a><br/>IABS 1-1</div> |

SOUTH WALNUT RANCH



JAY TJOELKER  
Vice President | Land Services  
D: 979.977.6094 | C: 281.750.5776  
Jay.Tjoelker@OldhamGoodwin.com

CLINT OLDHAM, SIOR  
Managing Director | Investment Sales  
D: 979.977.6081 | C: 979.224.8281  
Clint.Oldham@OldhamGoodwin.com

979.268.2000 OGFARMANDRANCH.COM BRYAN | HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest; not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties.

