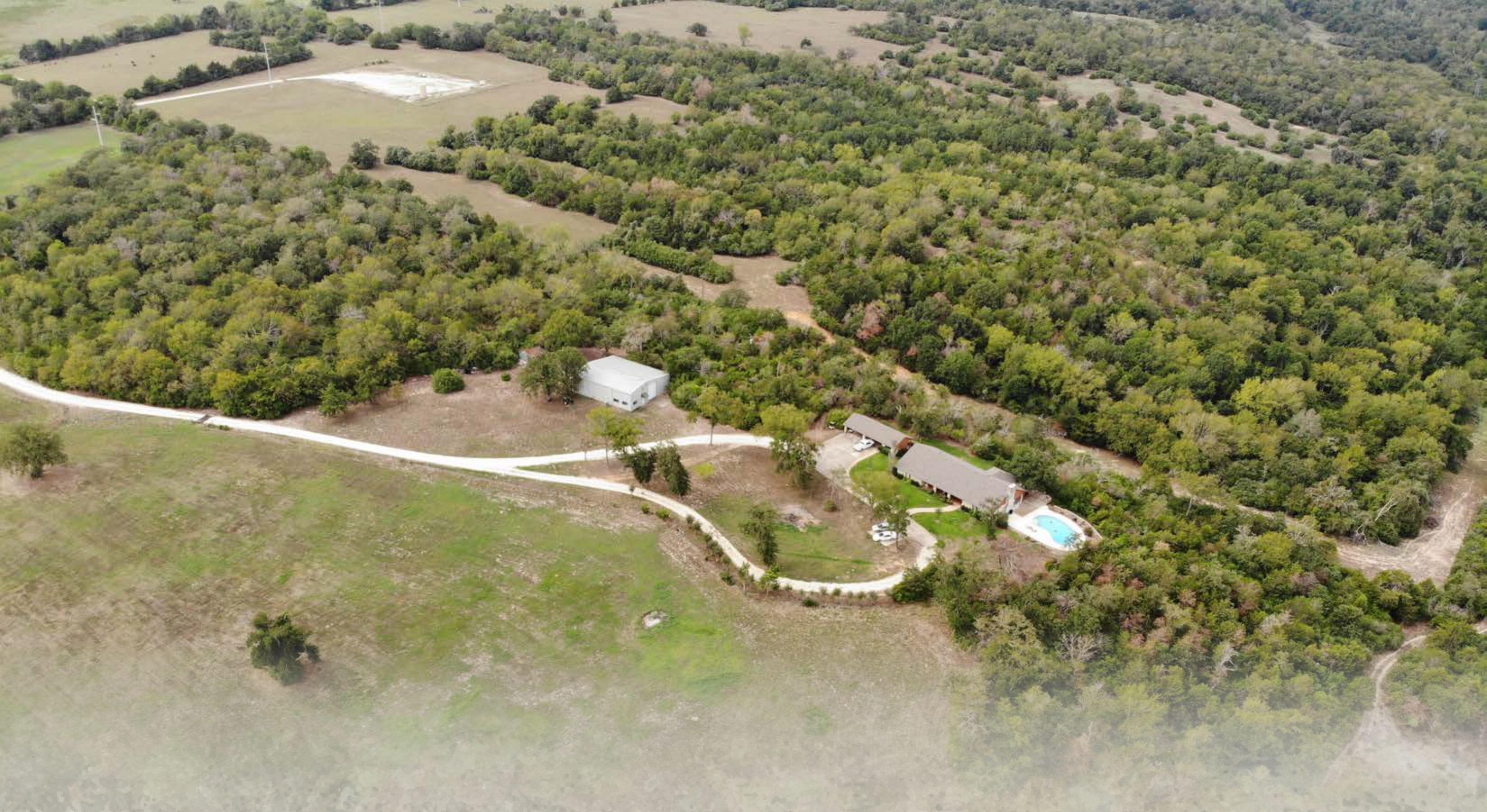


WATSON RANCH

WEST US HIGHWAY 79 | FRANKLIN, TX 77856

Robertson County

OG FARM & RANCH

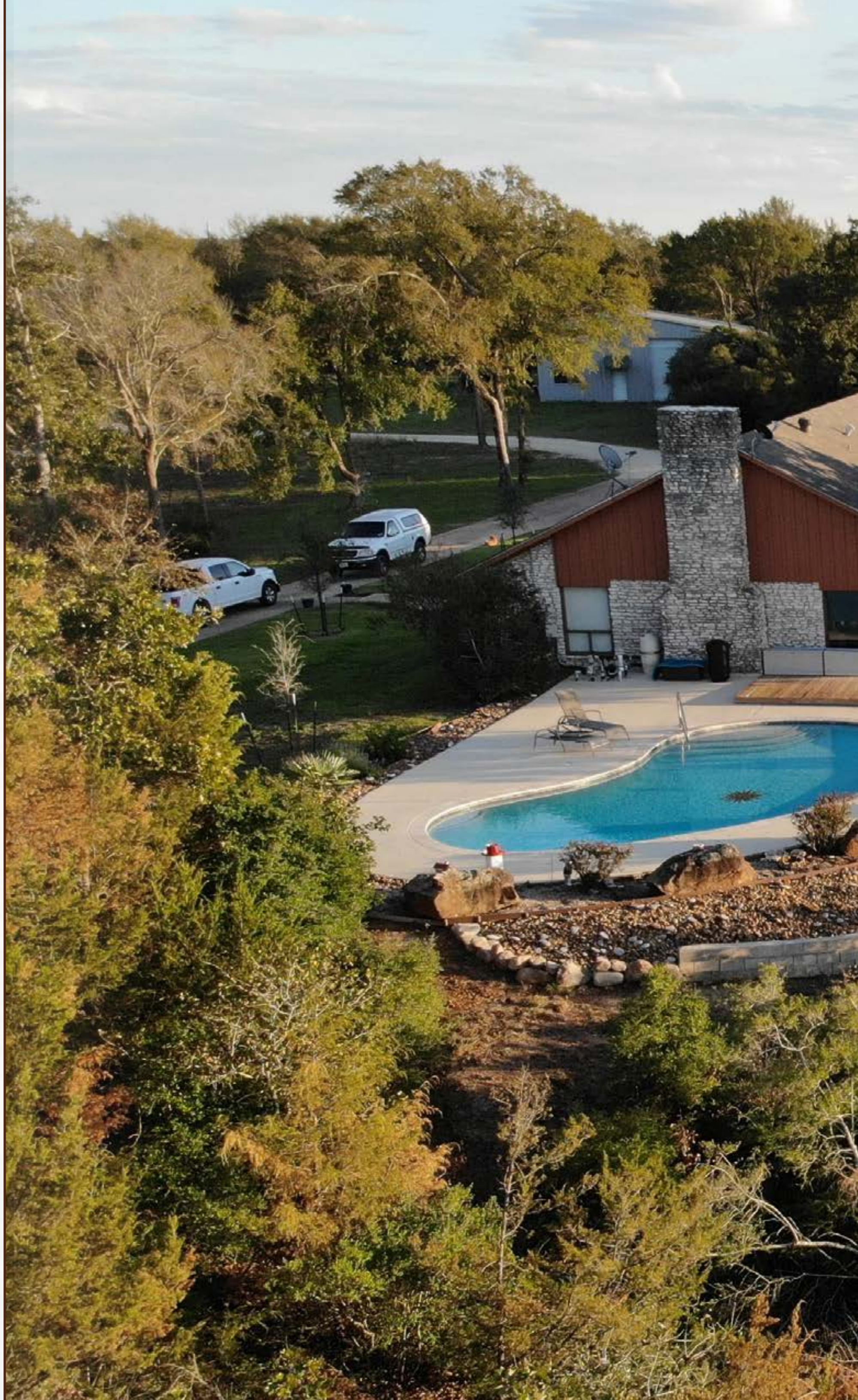
WATSON RANCH

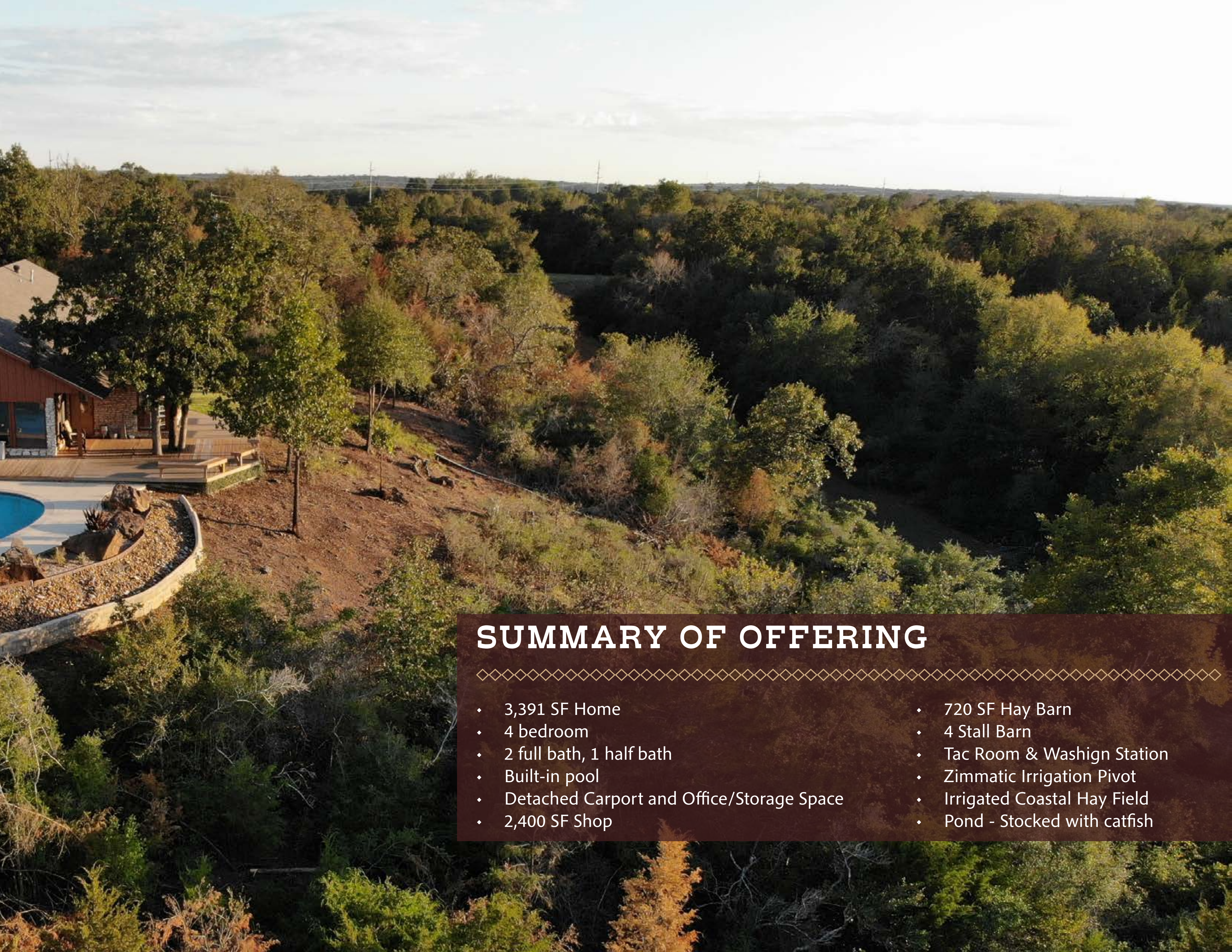
West US Highway 79, Franklin, TX 77856 | Robertson County

Price: $2,995,000.00

Land Size: +/- 99 AC

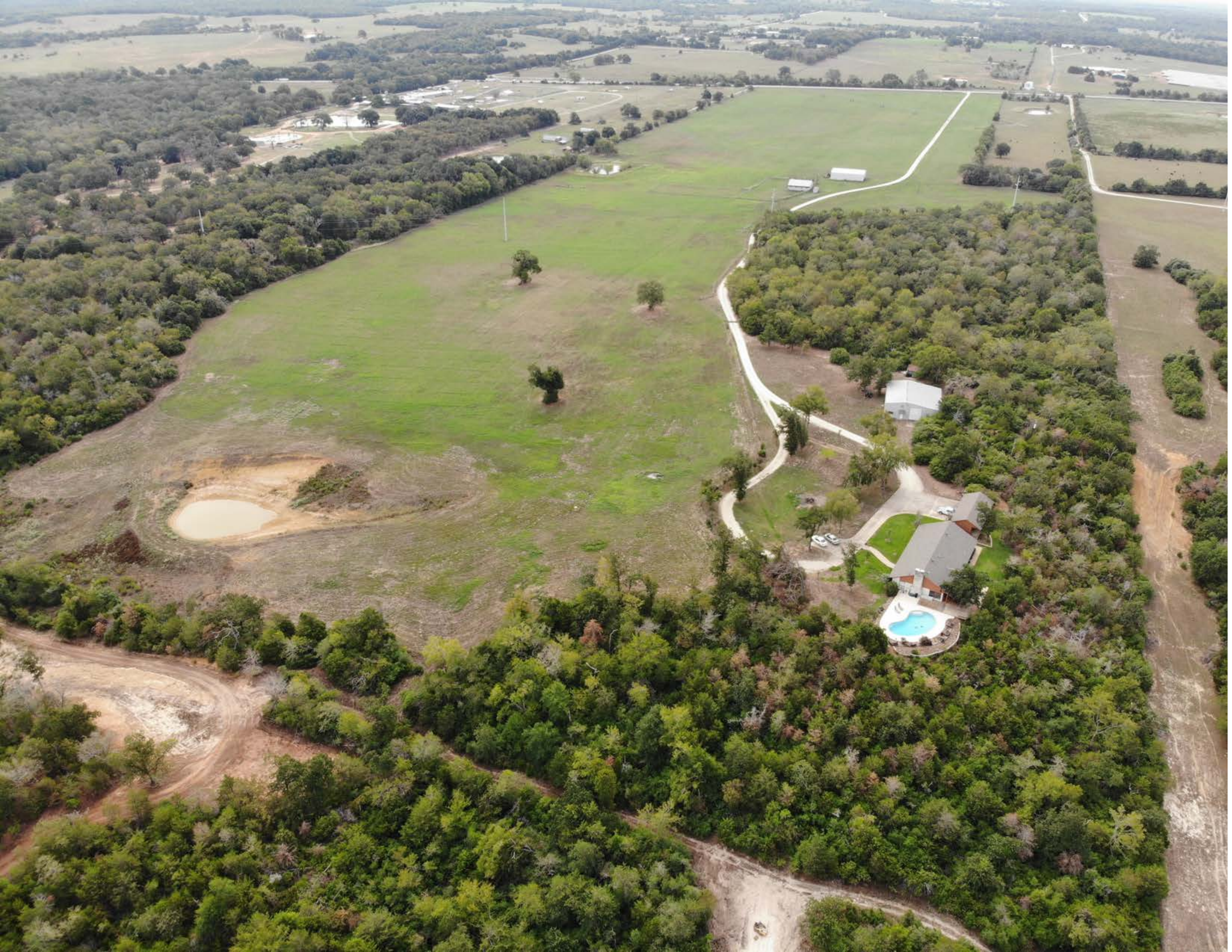
The Watson Ranch is an amazing 99-acre countryside estate located on Highway 79 near Franklin, and just a short drive to Bryan/College Station. Entering through the gated entrance, a long driveway leads to the back of the property and a 3,391 SF custom home situated on the highest point of the ranch. Sitting on the back deck next to the pool, there are panoramic views in every direction of the Brazos Valley. Additional improvements consist of a detached carport with space for four vehicles, a large 2,400 SF shop with office and RV storage, a four-stall horse barn, and a large equipment shed. The southern portion of the property along Highway 79 features highly improved pastures that are irrigated with a pivot for hay production, but could also be used for a cattle operation if desired. The back of the property is heavily wooded with lots of wildlife and two ponds. The Watson Ranch offers the ideal blend of agricultural and recreational opportunities, making it perfect as a weekend retreat or primary residence. Come live your dream in Robertson County!

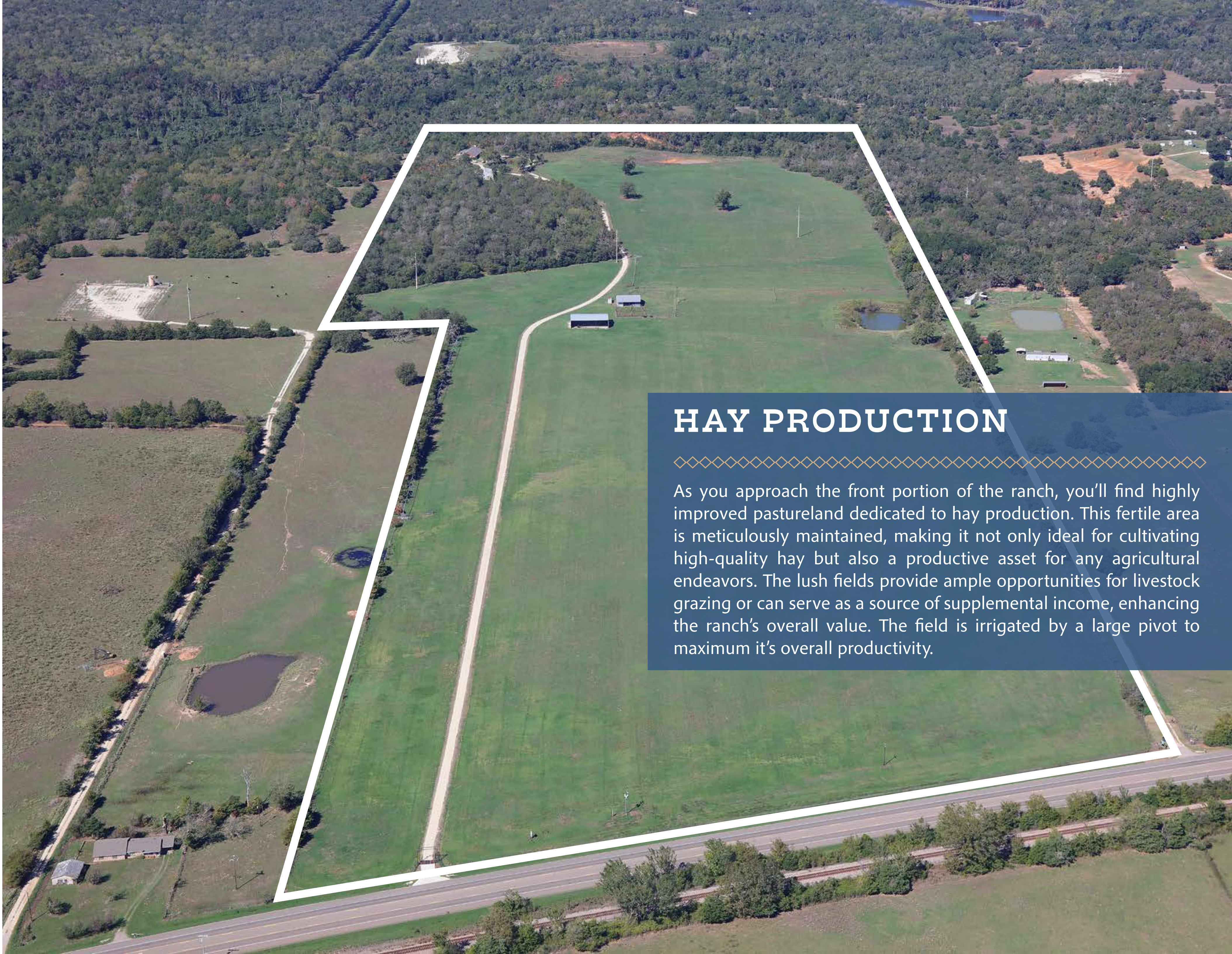




SUMMARY OF OFFERING

- 3,391 SF Home
- 4 bedroom
- 2 full bath, 1 half bath
- Built-in pool
- Detached Carport and Office/Storage Space
- 2,400 SF Shop
- 720 SF Hay Barn
- 4 Stall Barn
- Tac Room & Washign Station
- Zimmatic Irrigation Pivot
- Irrigated Coastal Hay Field
- Pond - Stocked with catfish



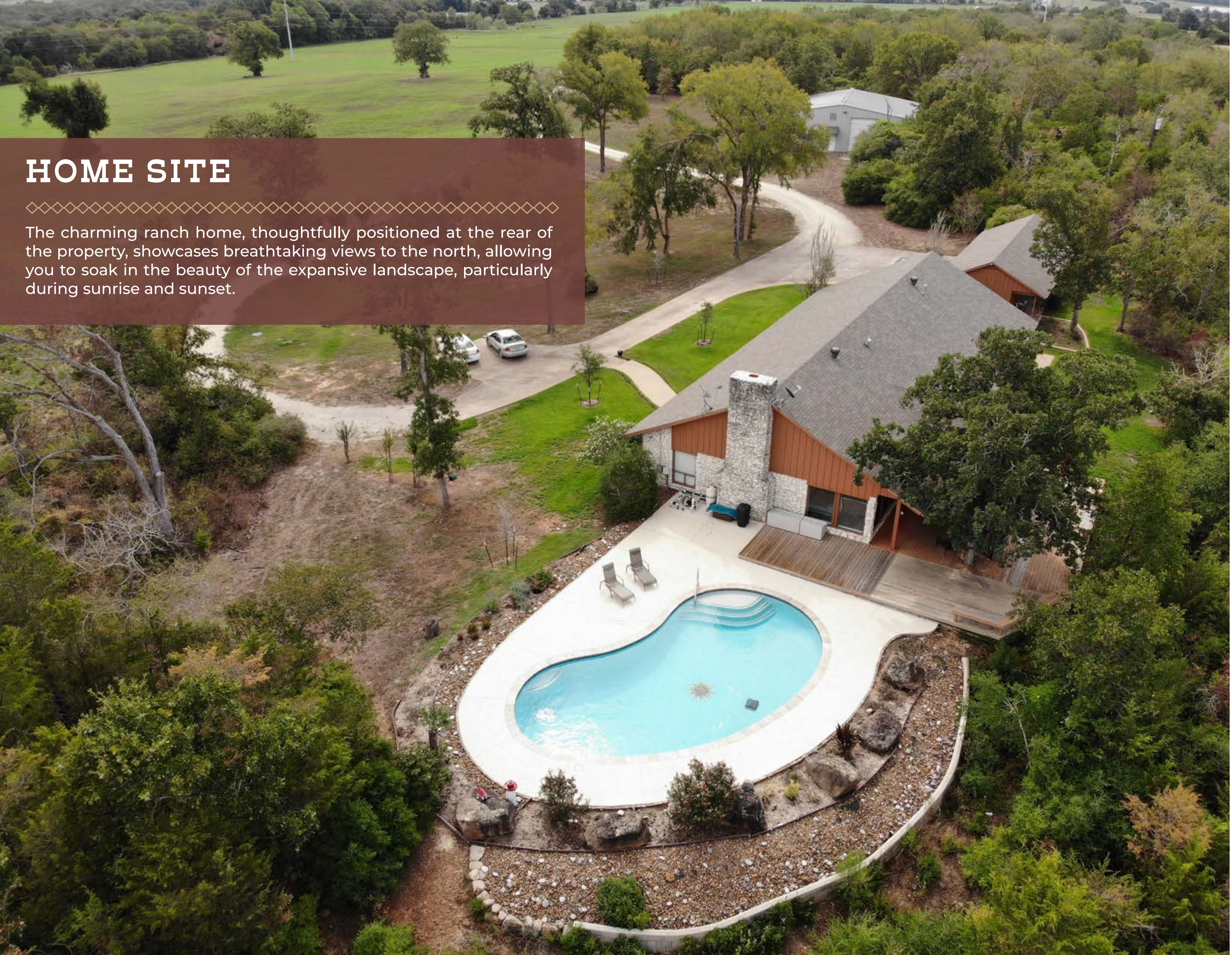


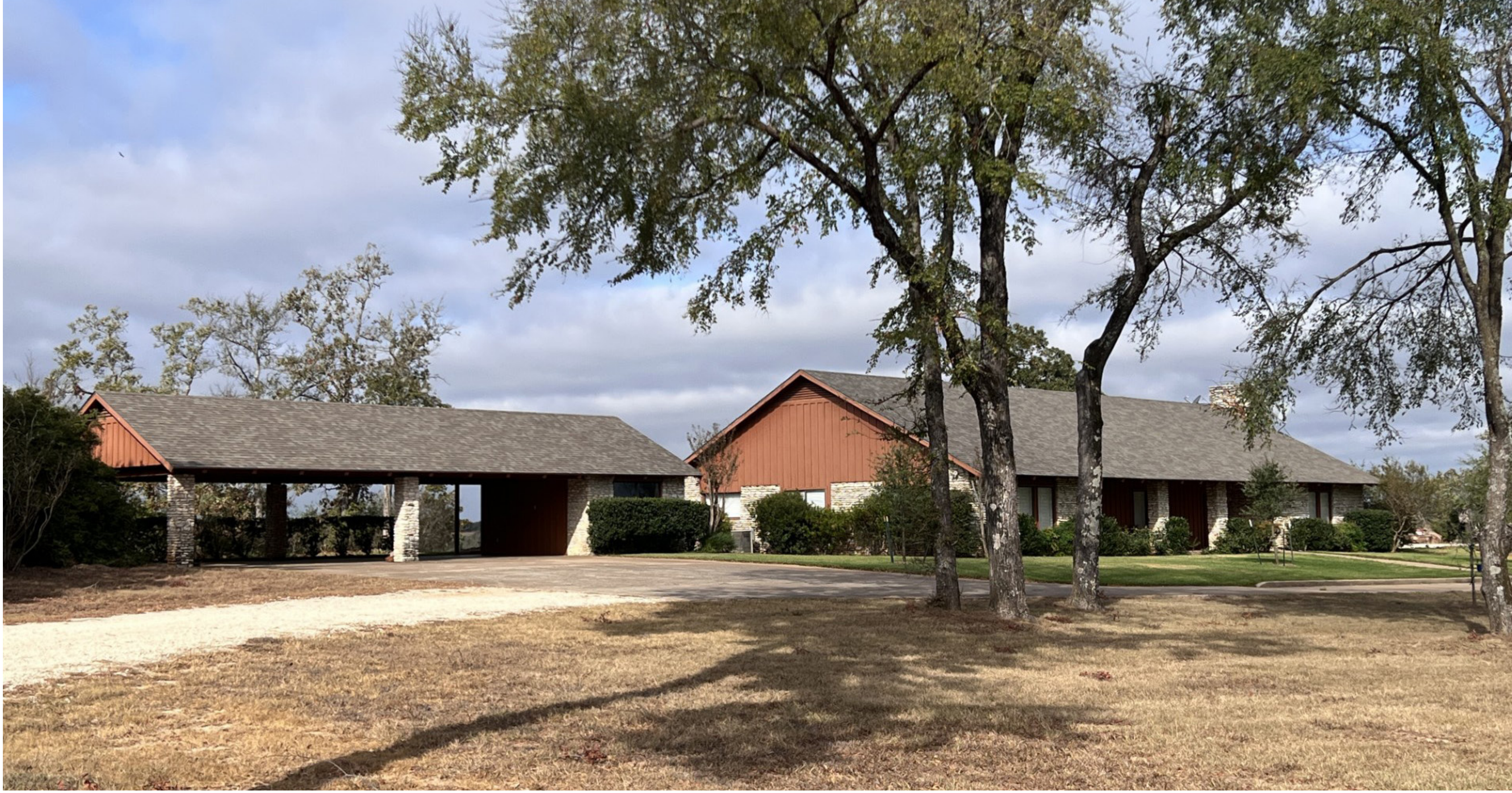
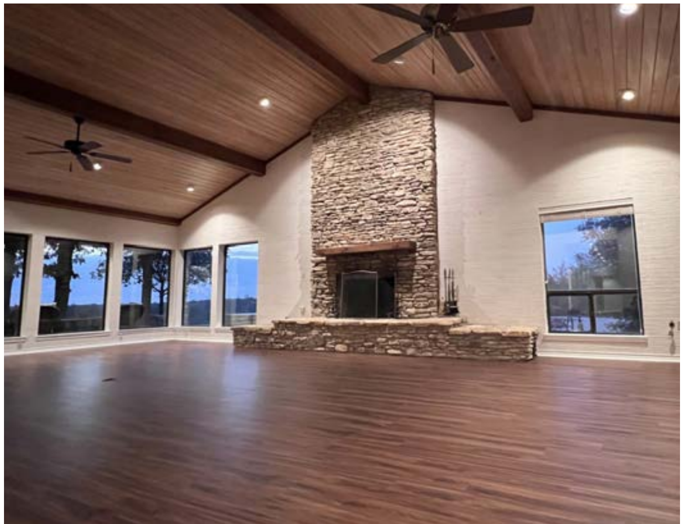
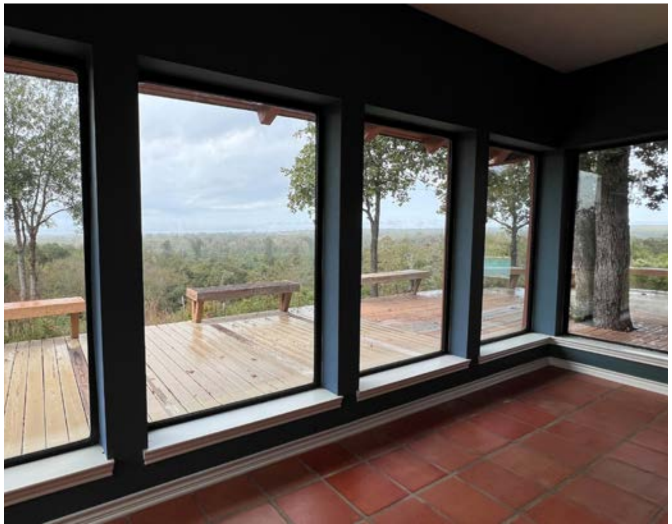
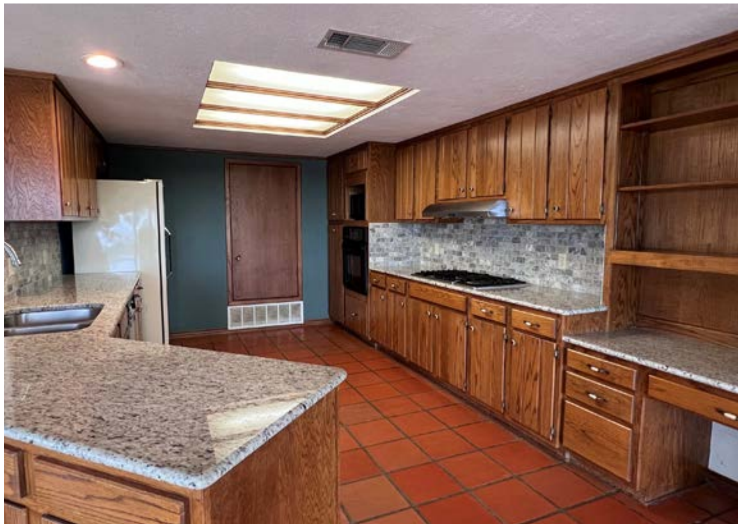
HAY PRODUCTION

As you approach the front portion of the ranch, you'll find highly improved pastureland dedicated to hay production. This fertile area is meticulously maintained, making it not only ideal for cultivating high-quality hay but also a productive asset for any agricultural endeavors. The lush fields provide ample opportunities for livestock grazing or can serve as a source of supplemental income, enhancing the ranch's overall value. The field is irrigated by a large pivot to maximum it's overall productivity.

HOME SITE

The charming ranch home, thoughtfully positioned at the rear of the property, showcases breathtaking views to the north, allowing you to soak in the beauty of the expansive landscape, particularly during sunrise and sunset.

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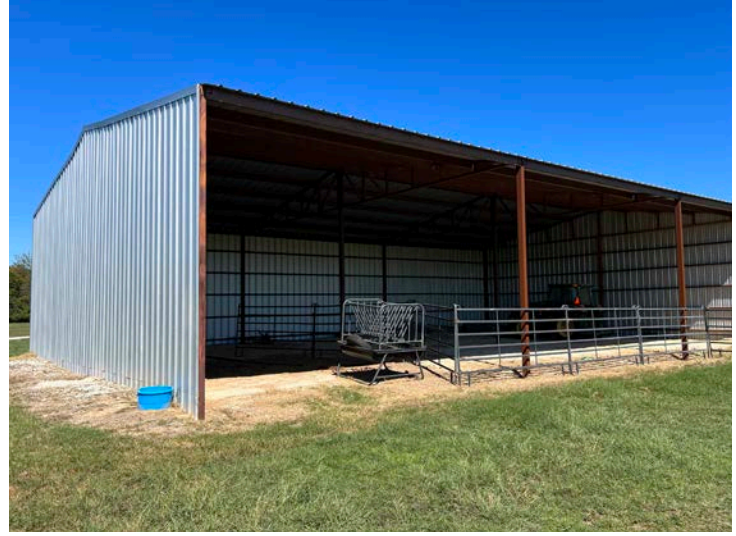
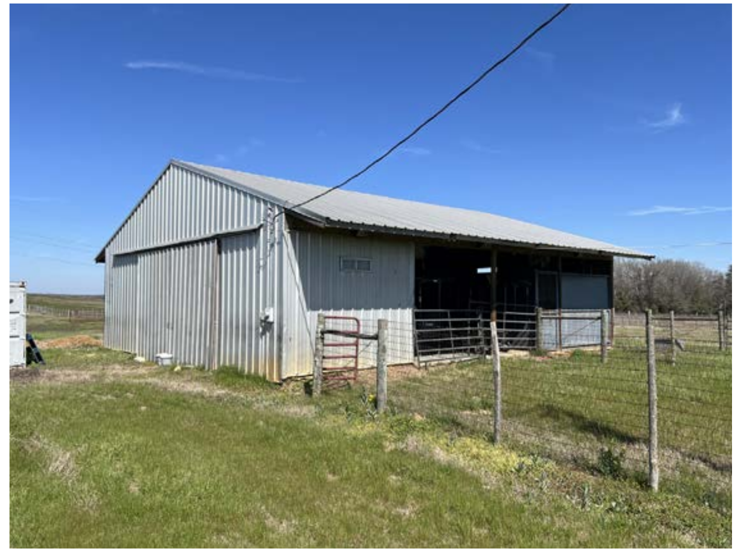
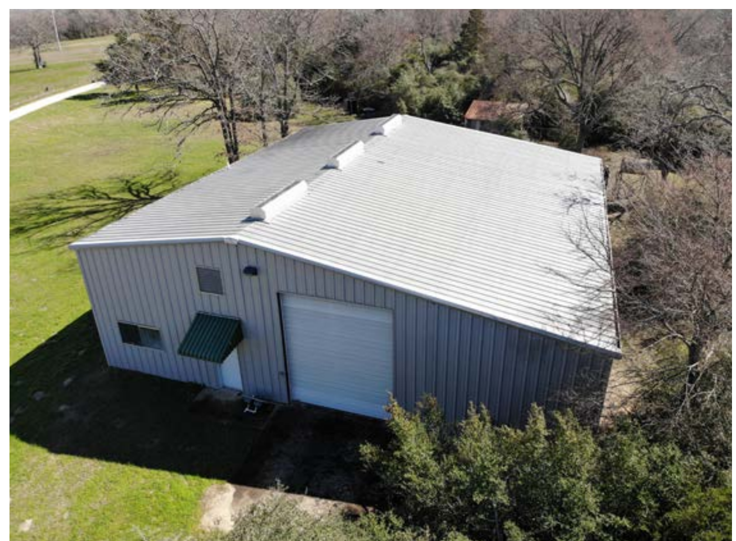
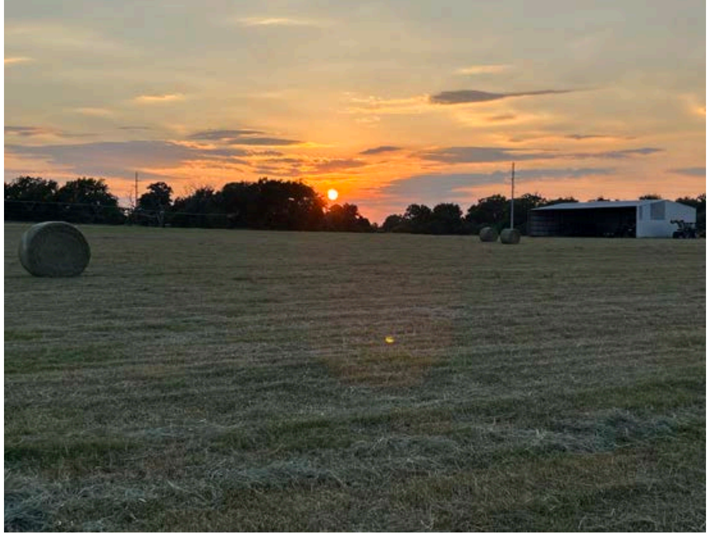
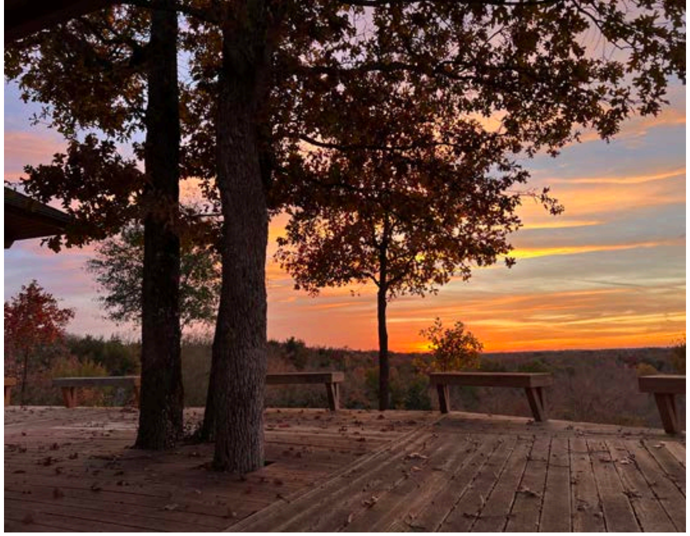
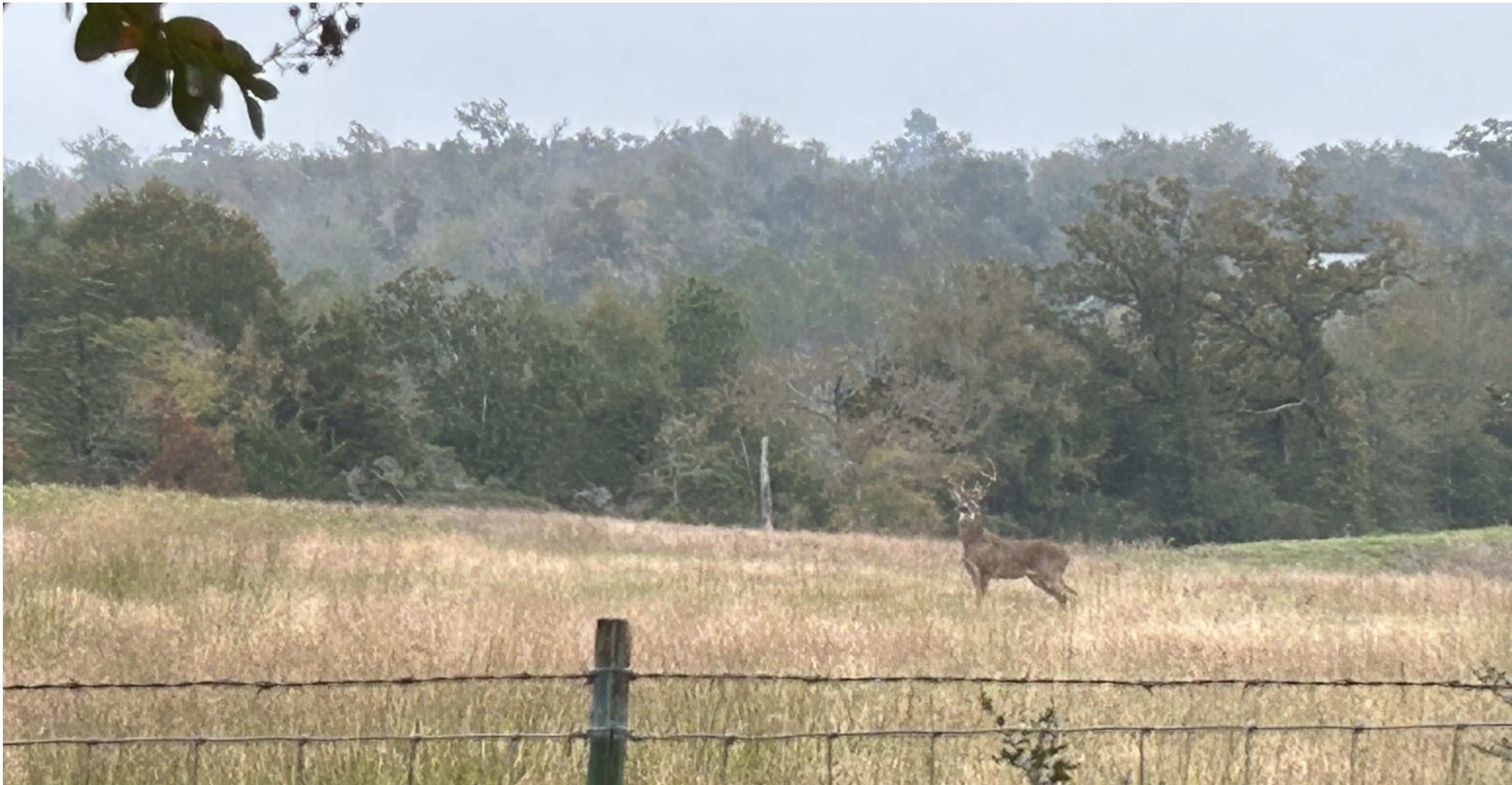






INFORMATION ABOUT BROKERAGE SERVICES

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. **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 material 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.

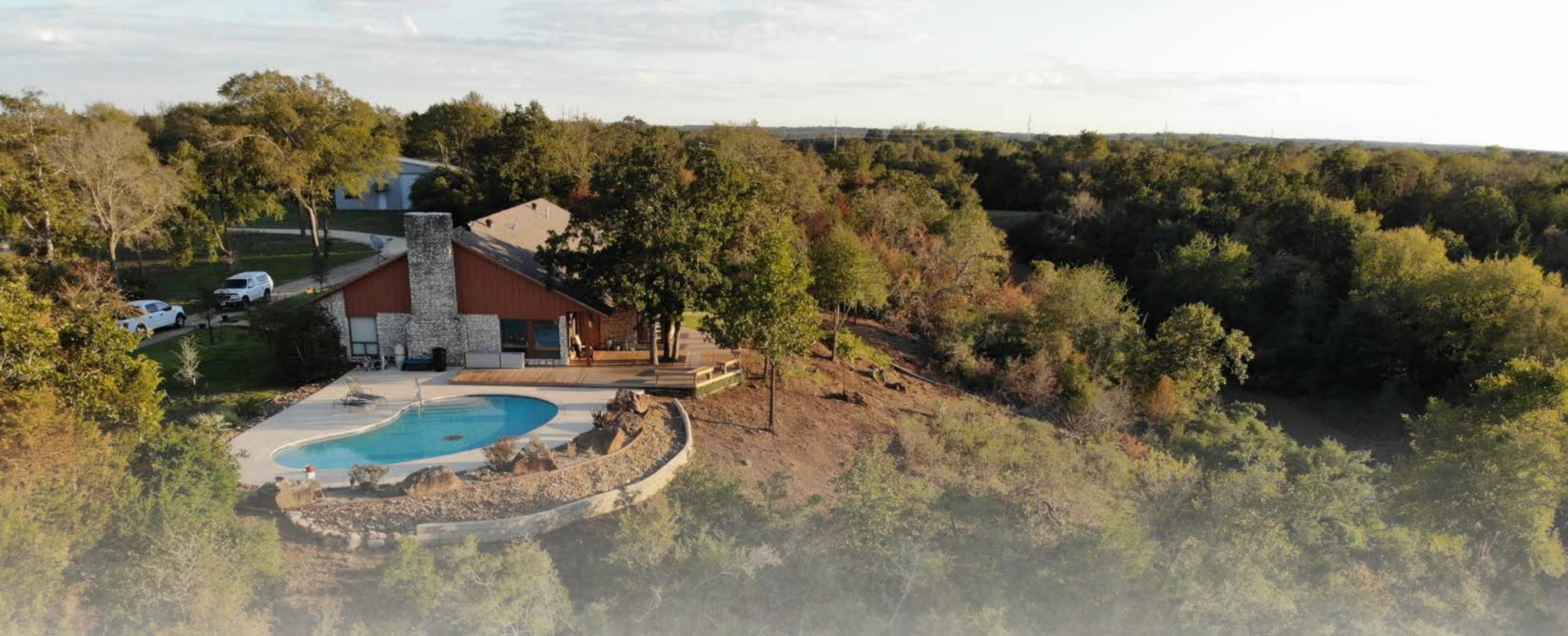
TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- 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.

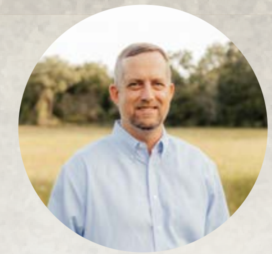
Name	Licensed No.	Email	Phone
Oldham Goodwin Group, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	532457	Casey.Oldham@OldhamGoodwin.com	(979) 268-2000
Designated Broker of Firm	Licensed No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	Licensed No.	Email	Phone
Sales Agent/Associate's Name	Licensed No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials ____________ Date ____________



WATSON RANCH | FRANKLIN, TX

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



JAY TJOELKER

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