

RANCHO DE COLORES



13267 SH 30 | COLLEGE STATION, TX 77845



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13267 SH 30 | College Station, TX 77845
Brazos County TX



Price: \$4,750,000.00



Land Size: 163 AC

Discover a tranquil oasis just off Highway 30 in the heart of College Station, Texas, featuring a stunning 5,000 square foot barndominium sitting on 163 acre. Perfectly positioned for privacy yet conveniently accessible, this property offers a rare blend of natural beauty and modern amenities. Embrace the opportunity to own a piece of Texas paradise. Whether you seek a private escape, versatile agricultural property, or an investment opportunity, this property promises space, serenity, and endless potential. Don't miss your chance at this exclusive Texas retreat.







LOCATION

Despite the property's secluded feel, the ranchette is conveniently located off Highway 30 near College Station's amenities, including shops, restaurants, and cultural attractions, ensuring a perfect balance of rural living and urban convenience. The property is also located only 9 miles from Kyle Field.









University Drive

Highway 6

Highway 30

SITE





SITE

An aerial photograph of a vast, green landscape. The foreground and middle ground are filled with dense, mature trees in various shades of green. Interspersed among the trees are open, grassy fields. A small, irregularly shaped pond with blue water is visible in the center-right. A dirt road or path winds through the property. In the far distance, a flat horizon line separates the land from a clear blue sky with a few wispy clouds.

LAND

Spanning 163 acres of picturesque Texas countryside, the property offers ample space for a variety of uses from agricultural endeavors to recreational activities. With its current wildlife exemption, the property is characterized by open fields, mature trees, and native grasses with Brushy Creek bisecting the south side of the property. Property improvements include an 11-station skeet shooting range, large pond stocked with Florida Bass, event barn, hillside water slide, pool and much more!



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.

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Buyer / Tenant / Seller / Landlord Initials

Date

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