

An aerial photograph of a large rural property. The foreground is a vast, open green field. A winding dirt road leads from the field towards a cluster of buildings. To the left of the road is a large, white, rectangular barn. To the right is a long, single-story house with a dark roof. Adjacent to the house is a swimming pool with a blue interior. The property is bordered by a dense line of green trees. The text 'WATSON RANCH' is overlaid in large white letters across the middle of the image.

WATSON RANCH

WEST US HIGHWAY 79 | FRANKLIN, TX 77856



WATSON RANCH

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



Price: \$2,590,000.00



Land Size: +/- 99 AC

Watson Ranch is an amazing 99 acre country side estate located on Highway 79 in Franklin. Entering through the gate, a long driveway leads to the back of the property and a 3,391 SF custom home situated on the highest point of the property. From the back deck entertainment area that includes patio seating and in-ground pool you can enjoy panoramic views of Mud Creek and the Robertson County landscape. 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. Watson Ranch offers the ideal blend of agriculture and recreational opportunities, making it perfect as a weekend retreat or a primary residence located within the highly sought after Franklin school district. Come live your dream in Robertson County.





SUMMARY OF OFFERING

- 3,391 SF Home
- 4 bedroom
- 2 full bath, 1 half bath
- In-ground 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
- Located within Franklin ISD



WATCH THE WATSON RANCH PROPERTY VIDEO

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.







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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