



BLACK DIAMOND RANCH

MILAM COUNTY, TX



REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND

888-726-2481

DRAKE HELLER

Broker Associate

281-546-7051

drake@republicranches.com

REPUBLICRANCHES.COM



BLACK DIAMOND RANCH

Black Diamond Ranch is a great hunting property named for the Blackjack Oaks that you'll find throughout the high-fenced property. Situated with Harl Creek running through the property, the ranch is heavily wooded with trails and a few open areas with multiple hunting blinds and feeders. The ranch is stocked with genetically superior white-tailed deer, fallow, axis, and blackbuck, and many of these are trophy quality! There are three ponds that are ideal for wildlife and cattle. Conveniently located 45 minutes north of College Station and just 2 hours from Dallas and Houston, the ranch includes a 7 bedroom 4 bath home with an open concept that is perfect for entertaining or for weekend retreats.

Price: \$1,950,000

IMPROVEMENTS & WATER

Black Diamond Ranch is a Located 45 minutes north of College Station. The Black Diamond Ranch is high fenced with Harl Creek running through the property with a 7 bedroom 4 bath home that is perfect for entertaining or a weekend retreat.

Location: The Black Diamond Ranch is located 45 minutes north of College Station, east of Cameron, Texas. Conveniently located 2 hours from Dallas and 2 hours to Houston.

Improvements: The Black Diamond Ranch boasts a 7 bedroom, 4-bathroom home with an open concept. This home will sleep up to 16 people. The property is high fenced with multiple hunting blinds and feeders. The ranch has a small barn for storage.

Water: Harl Creek runs through the property, scattered through the ranch are 3 ponds that are ideal for wildlife and cattle. Near the home is a water well.

Electricity: Electricity can be found at the home and in the South corner of the ranch

Wildlife: Black Diamond Ranch has been stocked with genetically superior whitetail deer, fallow, axis and black-buck. The ranch is fully stocked with these species and many are trophy quality!

Habitat: Black Diamond Ranch is named for the Blackjack Oaks that you find throughout the property. The ranch is heavily wooded with a few open areas and trails leading to these areas that are utilized for hunting.

Topography: This ranch has amazing topography! The draws on this ranch are found in multiple places and would make it possible for a nice body of water.

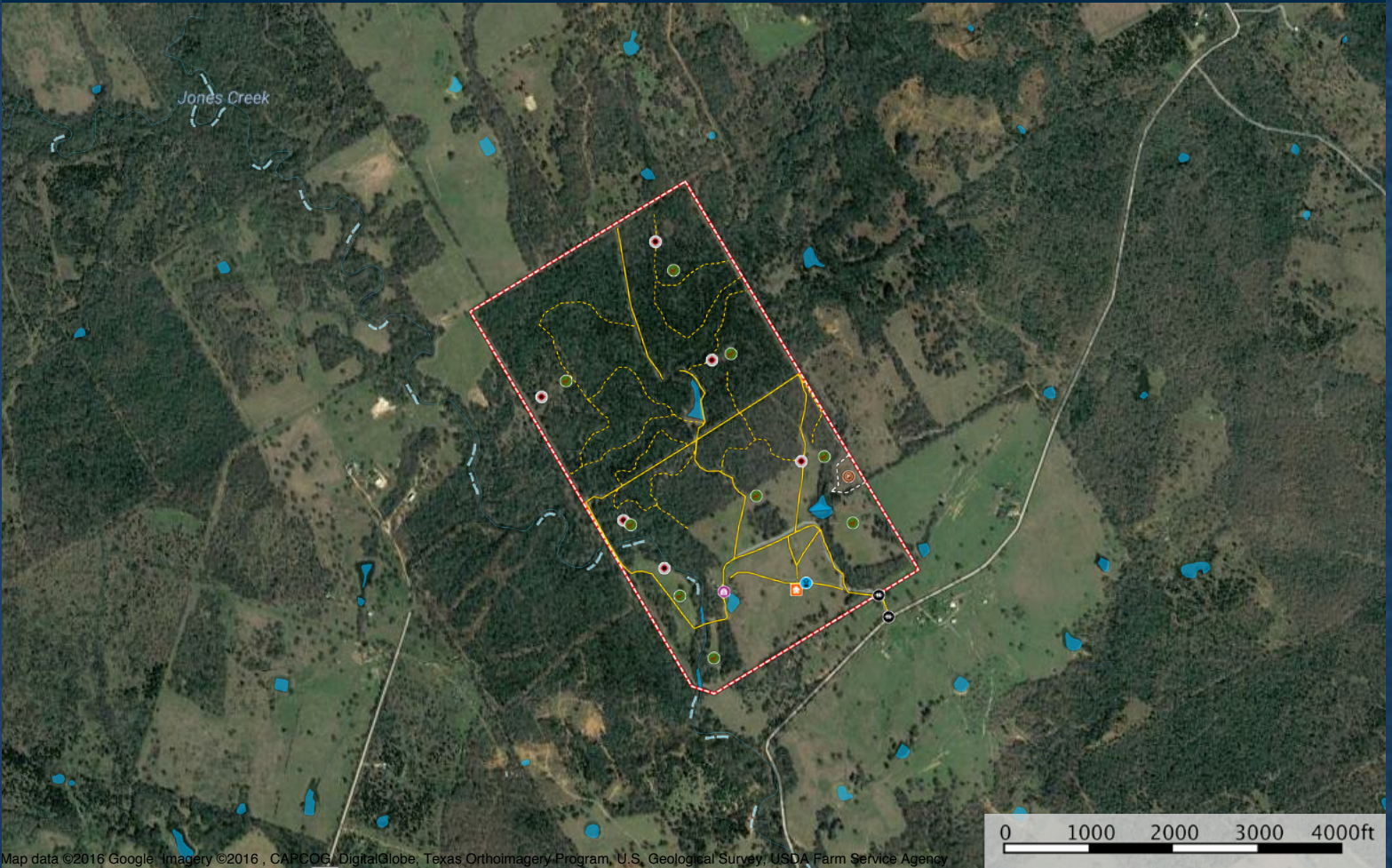
History: There is a 1900s historic home located on the property overlooking Harl Creek.

Minerals: A small portion of the minerals will convey with the property.

This property is also for lease, please contract Broker for information.

MAP

Black Diamond Ranch
Milam County, Texas, 270 AC +/-



Map data ©2016 Google, Imagery ©2016, CARCOG, DigitalGlobe, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate or Oklahoma real estate should investigate any concerns regarding a specific real property to their satisfaction.

When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC.



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
Designated Broker’s Name	License No.	Email	Phone
Agent’s Supervisor’s Name	License No.	Email	Phone
Drake Heller	606730	drake@republicranches.com	(281) 546-7051
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date