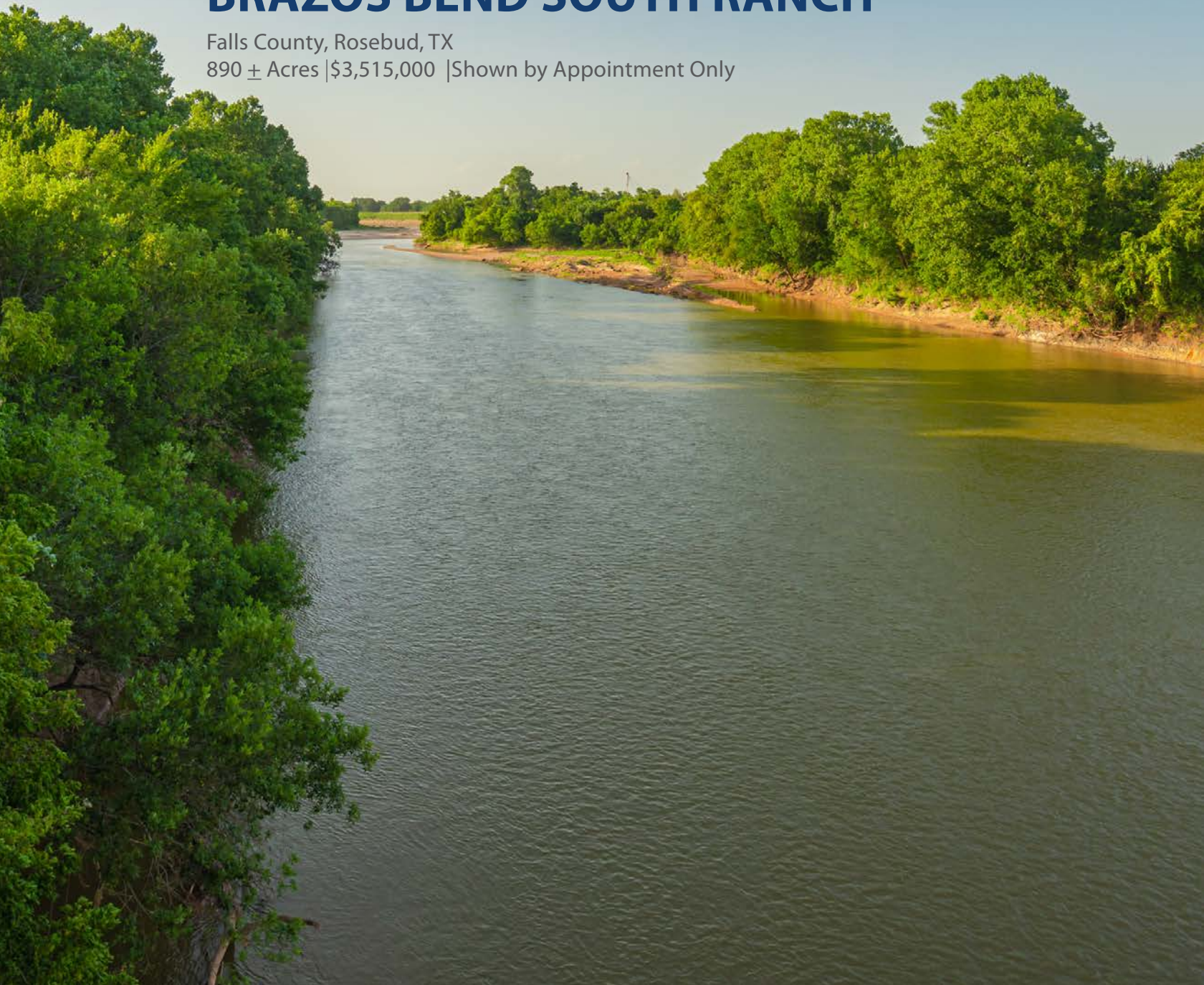




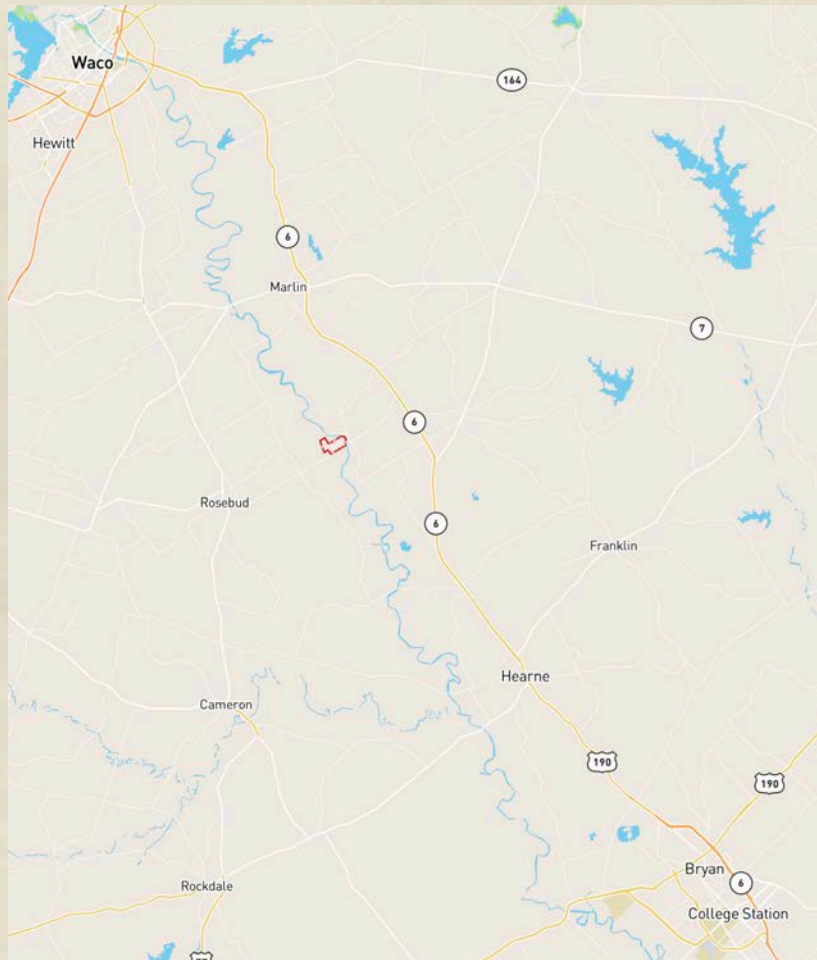
BRAZOS BEND SOUTH RANCH

Falls County, Rosebud, TX

890 ± Acres | \$3,515,000 | Shown by Appointment Only



RANCH LOCATION



Founded in 1976, the Brazos Bend Ranch is offering an incredible, rare opportunity to purchase an exceptionally beautiful and productive 890-acre parcel on the Brazos River. Currently part of the ranch's larger cattle operation, "Brazos Bend South" is a prime property, very well-maintained, with beautiful rolling terrain, productive fields, abundant water and wildlife, and long vistas.

The ranch is located in the south central part of Falls County on the river, near the conjunction of Falls County, Milam County, and Robertson County. It is near Rosebud, which sits just about in the middle of Marlin, Cameron, and Hearne. It is 50 miles from Bryan/College Station, 40 miles from Waco, 30 miles from Temple, and 100 miles from Austin.

Access is via approximately 6,800' of frontage on FM 413 on the south, and 4,800' of frontage on county road 325 on the west.





The ranch is comprised of rolling hills with approximately 75% in open pasture with predominantly coastal Bermuda. Elevation ranges from 300' in the river to a few high points on the western end of the ranch with long vistas at 400', featuring beautiful views of the Brazos River Valley. In the wooded areas, mature pecan, oak, and cottonwood trees are plentiful, bringing to mind the beauty that caused settlers to make Texas their home.

Carrying capacity on this ranch has historically been approximately 250 – 300 cows. There are 10 cross fenced pastures for rotating herds, with a well-constructed set of pipe working pens with water and electricity. The ranch is self-sustaining with an extremely productive 88-acre hay field on the north end that has been groomed, fertilized, and well-maintained. In this hay field alone, the cattle operation typically bales 300-400 tight, round bales of coastal Bermuda with each cutting.

WATER

This ranch has over one mile of accessible frontage on the Brazos River, and lies on the inside of the bend. It has a large sand-bar beach that gets a little larger each year, and boasts a beautiful, mature pecan tree bottomland with productive water just beneath the surface.

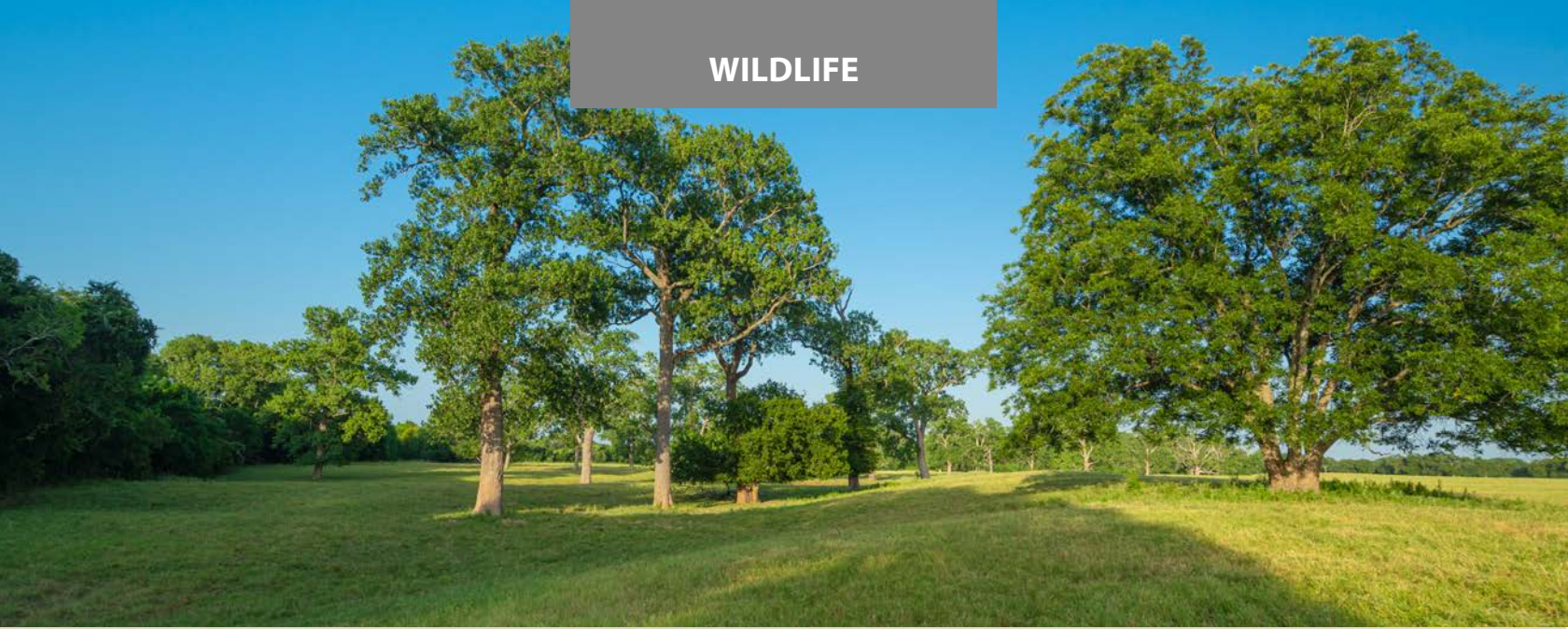
There are two water wells currently producing with one at the house and one at the hunters cabin and pens. Four test wells were drilled in late 2018 near the river bottom that showed substantial Brazos River Alluvium water at depths anywhere from 5'-50'. This area in particular would be ideal for establishing a few irrigation systems.

Spring Branch Creek runs all year long through the ranch for almost one mile, ultimately funneling into the Brazos River. This clear, fresh water source is captured in a 3.5 acre lake near the middle of the ranch, followed by a series of smaller ponds as the elevation slopes to the river. All pastures have access to water via this creek or approximately 12 stock ponds. There are also several springs and seeps on the ranch.

The ranch receives an average of about 35" of rainfall annually.



WILDLIFE



Wildlife on the ranch is abundant, with a healthy population of whitetail deer that find sanctuary in the river bottom and also several different wooded areas of the ranch. There are about 6 distinct areas of wildlife habitat, wooded parcels and key areas with natural water sources distributed across the ranch, most of which are fenced separately from the pastures.



IMPROVEMENTS

There is a historical cabin with 2 bedrooms, kitchen and living area with a large fireplace. It is near the cattle pens, with well water and electricity, and serves as a great hunters bunkhouse and social gathering spot. A larger 5 bedroom/3 bath home is located on the eastern end of the ranch on FM 413, with well water and electricity, and would be good for a foreman's home.



MINERALS & MAP

There is no production on the ranch, and a portion of the mineral estate may be available with an acceptable contract. Please ask broker for details.



BRYAN PICKENS

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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 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

