

REPUBLIC RANCHES LLC

Our Legacy is in the Land

ANGEL PINES RANCH

+/- 550 Acres | \$11,000,000 | Waller County, Waller, TX

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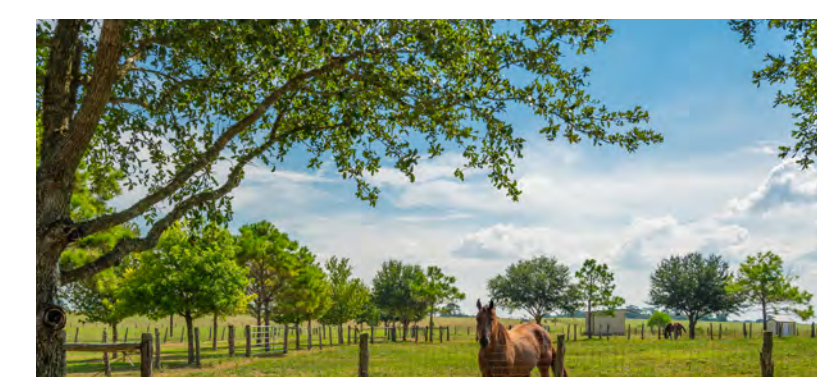
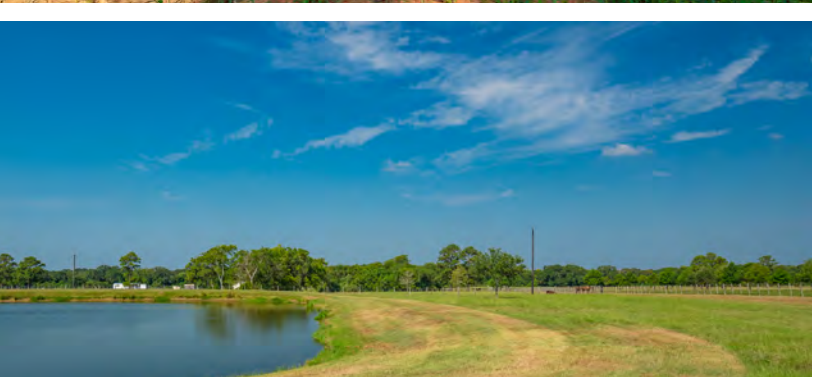
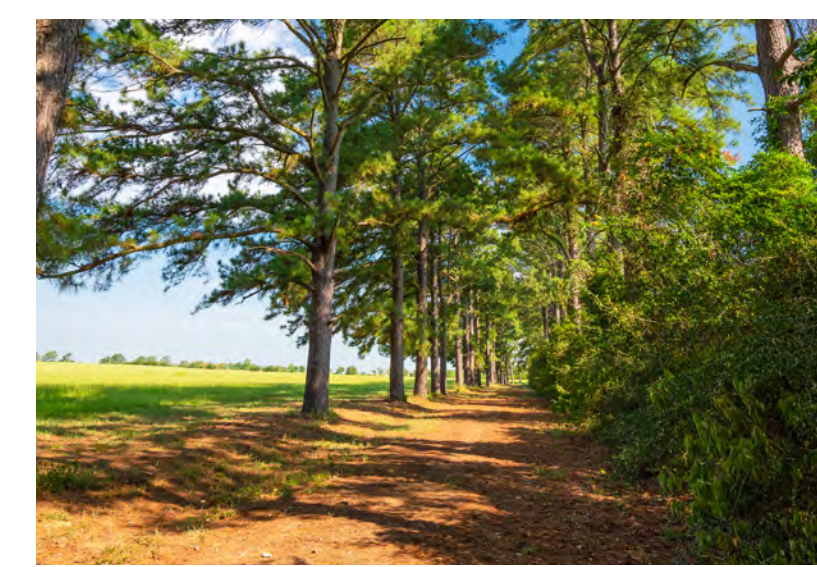


DESCRIPTION

Angel Pines is heaven sent! These rolling 550 acres comprise one of the most beautiful large tracts left in Waller County. Blessed with miles of trails winding between towering pines planted in the 1960s, the pines sit along the clear running waters of Threemile Creek. Angel Pines can be for your family and also be an incredible investment. With almost a full mile of frontage along FM 359, and access from Betka Road to the east, Angel Pines is perfectly situated to benefit from the inevitable growth of Waller County. Situated in the Waller County School district, and with the amazing infrastructure of roads and wells and power, Angel Pines is easily dividable into smaller tracts. Waller County is one of the fastest-growing counties in Texas, there are no restrictions, just lots of opportunity. Twenty minutes from the Parkway and minutes from 290 or I-10.

ASSOCIATE CONTACT

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LOCATION

Located 4 miles south of Highway 290 on 359. Angel Pines is 21 minutes from the Grand Parkway.

From Houston, simply take 290 west and exit 359 and head south and the ranch is 4 miles on the left or take I-10 west and take 359 north at Brookshire for 19 miles and the Ranch is on the right.



PROPERTY MAP



IMPROVEMENTS

Angel Pines features significant improvements including:

- Two-story house with 2 bedrooms and 2 baths, an office and 2 car garage
- Two-story metal building nicely finished with a full kitchen and family area, 2 bedrooms and 2.5 Baths, a large garage/storage area
- 3 Mobile homes
- Full veterinary clinic, round pen and exercise track
- 4 Barns with 36 stalls total and turn out sheds in each pasture
- 5 Storage buildings for hay, equipment and large workshop areas
- 6 Water wells
- 20 Fenced horse pastures with water running to all paddocks

The live water, five ponds, three bridges and two low water crossings offer no end to the possibilities for wildlife, ranching, fishing, riding, hiking, cycling or four-wheeling enjoyment.



LAND

The land is sandy loam and straddles both sides of Threemile Creek. There is an amazing amount of roll to the property and heavily wooded areas. Wildlife seen on the property includes bobcats, deer, coyotes, hogs, quail, dove and duck.

Listing sales associate has ownership interest in the property.





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.

<u>Republic Ranches, LLC</u>	<u>9000612</u>	<u>info@republicranches.com</u>	<u>(888) 726-2481</u>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Bryan Pickens</u>	<u>592462</u>	<u>bryan@republicranches.com</u>	<u>(214) 552-4417</u>
Designated Broker's Name	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Agent's Supervisor's Name	License No.	Email	Phone
<u>Kate Gibson</u>	<u>600686</u>	<u>kate@republicranches.com</u>	<u>(713) 304-5257</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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