

McCrary Ranch - Calvert, Texas



EXECUTIVE SUMMARY

With four miles of frontage and big views of the iconic Brazos River, a legitimate ranching operation, recreational opportunities, the McCrary Ranch has it all. The setting on the Brazos is unique, as a central ridge gently rises nearly 100' over the regular channel of the river and surrounding farmland, creating alluvial pastureland that is largely protected from the forces of the river. Oak studded pastures are primarily coastal Bermudagrass on sandy loam soils and are well watered and cross fenced with good interior roads found throughout the ranch.

Mesquite, oak, elm, and pecan make up approximately 250± acres of scattered woodlands and support large deer and feral hog numbers. Duck, dove, deer, and hog hunting all have tremendous potential with further management. Seller believes to own all oil and gas minerals, and shall reserve a negotiable portion at closing.

The ranch consists of approximately 1,006± acres in Milam County between Calvert and Cameron with paved access and a small ranch home. The property enjoys nearby access to Waco, Temple, and College Station, and is easy accessible from north Houston, Austin, and Dallas Ft. Worth.



OFFERED AT \$4,979,700

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FACTS

- 4± miles of high quality Brazos River Frontage
- Sandy loam soils and great forage production
- Great access Via FM 979
- Potential to subdivide
- Exceptional hunting
- 5 ponds, 2 water wells
- Long views from several prominent points on the ranch





Information About Brokerage Services

11-2-2015

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.

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.

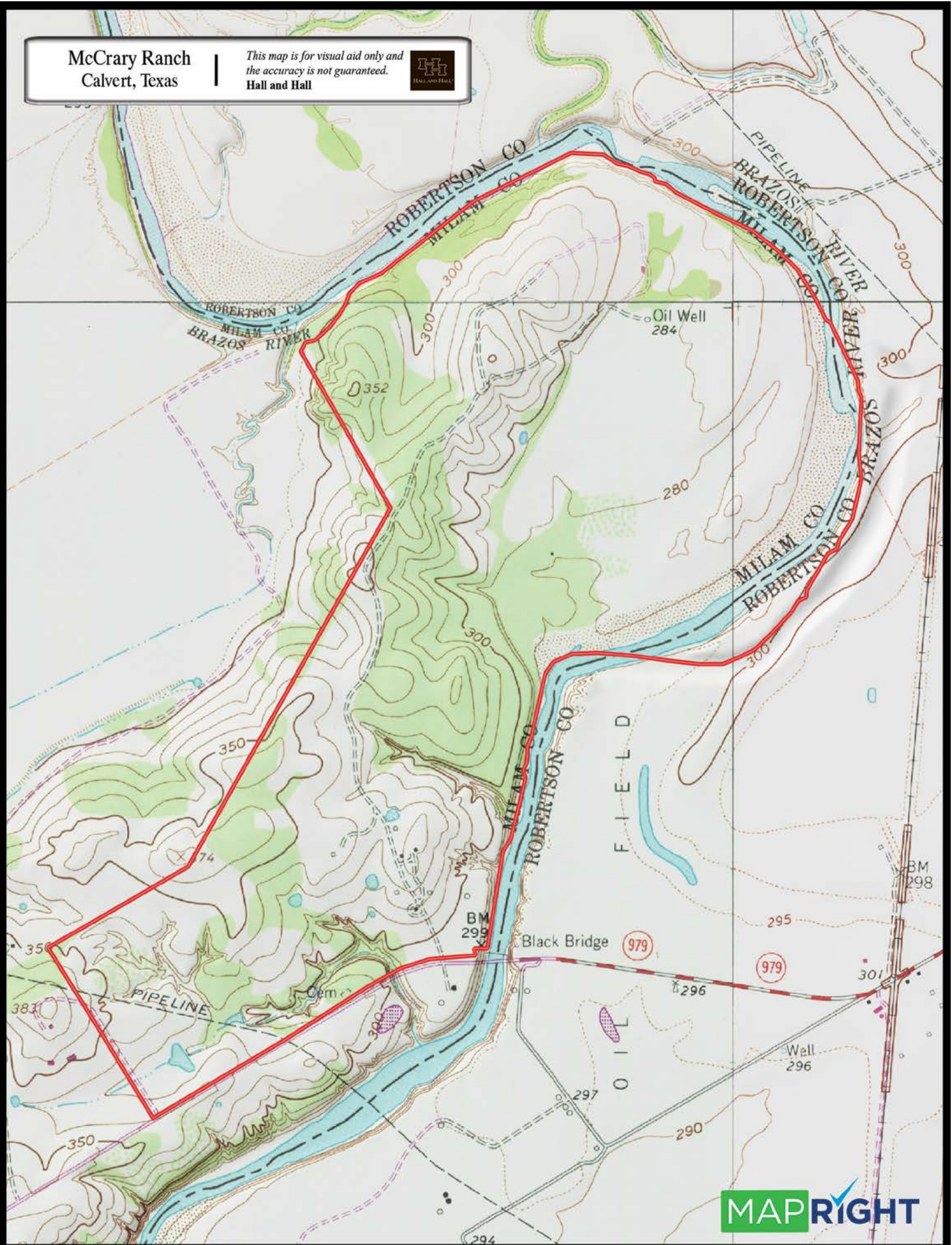
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Buyer/Tenant/Seller/Landlord Initials

Date

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