Myrtle Creek Ranch
113± ACRES | ROBERTSON COUNTY TEXAS
Robertson County

113± Acres

Three large ponds

1/2 mile of wet weather Myrtle & Smith Creeks

100'± elevations

Low-fenced

Electricity & rural water available on the road

A Queen City Aquifer well supplies water
A glorious private residence or a weekend hunting and recreation getaway, this beautiful ranch for sale in Robertson County, Texas is a ready canvas for your Texas ranch vision. Myrtle Creek Ranch is ±113 acres of gorgeous rolling topography with views for miles and tremendous potential.

This land is particularly convenient to many popular parts of the state. With 1,000 feet of frontage on FM 320, it lies between Highway 79 and Old San Antonio Road (TX-OSR) to the north and south, and State Highway 6 and I-45 to the west and east. From Myrtle Creek Ranch it is just 45 minutes to Bryan-College Station, two hours to Austin, and just over two hours to Dallas or Houston. Nearby amenities are found in the Robertson County seat of Franklin just 10 miles away.

This ranch is quite simply an exquisite piece of land. The rolling terrain varies from gently curving contours to more distinct ravines and ridges. The property is primarily native grass pasture dotted with impressive mature trees. The largest of three ponds, over an acre in size, is quite lovely and ideal for a canoe adventure. The ranch has about a half mile of wet weather Myrtle and Smith Creeks. Elevation ranges ±100 feet from a wide grassy plateau that is one of the highest points for miles around, offering impressive views in every direction, gradually down to the meandering paths of the two creeks below. The elevated plateau would make a truly dramatic homesite with long views across Robertson County.

The ranch is low fenced and backs up to a heavily wooded tract. Placement of blinds and feeders on the back portion of the ranch would offer excellent Whitetail hunting opportunities. Dove and hogs are also seen on the ranch. Electricity and rural water is available at the road. The ranch is also supplied with water from a Queen City Aquifer well.

The unique beauty and diversity of Myrtle Creek Ranch offers a grand array of options, from a magnificent home high on the plateau to a hunting cabin by the pond, or anything in between. Plus the ranch is ready to support revenue generating livestock operations alongside any of these or other visions for the land.
Myrtle Creek Ranch
Robertson County, Texas, 113 AC +/- Boundary Stream, Intermittent River/Creek Water Body

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
Myrtle Creek Ranch
Robertson County, Texas, 113 AC +/-

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- 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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