Located in Calvert, Texas, the centerpiece of this magnificent ranch is the custom designed home completed in 2015. This 454-acre live water, cattle, horse and recreational ranch offers the best of living conditions for cattle, horse and human habitation. Every detail of this ranch has been meticulously maintained, planned and designed. From the scenic pastoral views, the riding trails in the tall timbers along Sandy Creek, abundant wildlife, sport fishing in the tanks, and the best cattle grazing and equestrian facilities, this is the ultimate Texas homestead.
Robertson County
454± Acres
4BR/4BA Custom Home
Home built in 2015/2016
Located in Calvert, Texas
Two Wells
Horse Barn
Abundant Native Wildlife
Acres: 454± Acres

Location: This Robertson County ranch is located on South Hickory Loop in Calvert, TX, just 24 miles northwest of Bryan-College Station, 2 hours from Dallas and 2 hours from Houston.

Description: These 454 gently rolling acres are 85% lush pastures and 15% in tall timbers of Pin Oak, Shin Oak and Elm along the live water Sandy Creek. The creek angles through the ranch creating many pools of watering locations for both wildlife and livestock. Additionally, there are many stock ponds on the ranch. Perimeter fencing is near new 5 strand barbed and cross fenced into eight pastures. One 135 acre field is reserved for hay production. The pastoral setting and expansive views from hilltops are a picturesque delight. The land is used for cattle production and recreational horseback riding and occasional hunting.

Water: The ranch has two strong water wells. One is 550 ft deep and serves the main home and a 383 ft deep well serving the cattle pens and two guest residences. The ranch is blessed with the live water Sandy Creek angling through the property creating creek bottom brush and tall timber habitat for wildlife and shady horseback riding trails. There are six stock tanks ranging from one half to three quarters of an acre with some being 12 to 15 ft deep. All the tanks are stocked with game fish including Bass, perch and catfish.

Wildlife: Whitetail deer, Quail, and Dove are the predominant species on the ranch.

Improvements: The two year old custom designed rock and hardi-sided frame home includes 4800 sf of luxurious interior living and 6400 sf under roof with 4 bedrooms and 4 full baths. The ultimate in modern gourmet kitchens awaits the chef and flows comfortably to a roomy living and dining area. The home boasts the best in high grade granite counters throughout. Spacious bedrooms and baths and a magazine worthy master suite and bath with high tech storage features in the closets are exceptional. An office designed for the executive rancher is another interior highlight. An exercise room, safe room, wine room and I-T room are all special features, as is the bar off the edge of the living area. The interior and exterior living areas have massive floor to ceiling wood burning fireplaces. The covered exterior living area and outdoor kitchen and grilling features are enhanced by well planned seating and lounging by the large outdoor flat screen. The outdoor patio extends to the pool and fountain with fabulous views of the pastures and distant horse stables. The lawns and gardens around the home are meticulously manicured and colorful.

The horse barn includes six individual stalls with both front doors to the grooming area and rear doors to the paddocks and pastures. Separate feed room, air conditioned tack room and a wash rack make for efficient feeding and grooming.

The cattle pens are built to satisfy the most discriminating professional cattleman. Seven rows of silver painted steel pipe pens are constructed to efficiently move cattle from gathering and sorting to a covered working pen enhanced by a hydraulically operated squeeze chute and weigh scale. A 2400 sf three sided equipment barn houses all the ranch machinery and rolling stock. Thirty amp breakers are located both at the horse barn and the equipment barn.

Two guest residences with their own private entry off South Hickory Loop are a short drive from the main home. One is a 3-2 double wide mobile and one is a 3-2 single wide mobile. Both are in excellent condition and ready for overflow guest accommodations.

Minerals: Seller will convey all minerals owned along with executive rights. Exact mineral conveyance to be determined at time of new title commitment.

Remarks: Offering a great home and guest quarters, this ranch provides pasture studded with Live Oaks and good grass and has ample brush for the deer and turkey.

Price: Call for price.
Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.
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:
    o that the owner will accept a price less than the written asking price;
    o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    o 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/LandlordInitials Date

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

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