

An aerial photograph of a large, green, open field. A dirt road runs along the right side of the field, curving towards the bottom right. In the background, there are more fields, some with trees, and a distant horizon under a clear sky. The text is overlaid on the central part of the image.

# PECAN BRANCH ACRES

*~74 Acres*

*Austin County, Texas*



## **PECAN BRANCH RANCH KEY FACTS**

- **OVERVIEW**
  - Approximately 74 Rolling Acres with frontage & entrance on Pilcik Rd.
  - Long-range views
  - Multiple Build Sites
  - Mature Hardwoods, Pecans and Wooded Creek
  - Pecan Branch Creek and Stock pond
- **LOCATION**
  - Mid-way between Houston & Austin
  - Just 20 minutes from Brenham
- **LAND USE**
  - Property is well-suited for cattle & hay
  - Interior cross fences
  - Hunting & recreational
  - Pecan harvesting
- **WILDLIFE**
  - Whitetail Deer
  - Dove
  - Ducks
- **EASILY SUBDIVIDABLE**



*\*Boundary lines and actual acreage to be determined by survey\**

## OVERVIEW

Beautiful property with views between the communities of Bleiberville & Industry

Ample road frontage on Pilcik Rd.

Situated mid-way between Austin and Houston and 15 minutes from Brenham's restaurants, shopping, and amenities. 20 minutes to Round Top.

Approximately 74 acres with rolling hills on either side of Pecan Branch Creek.

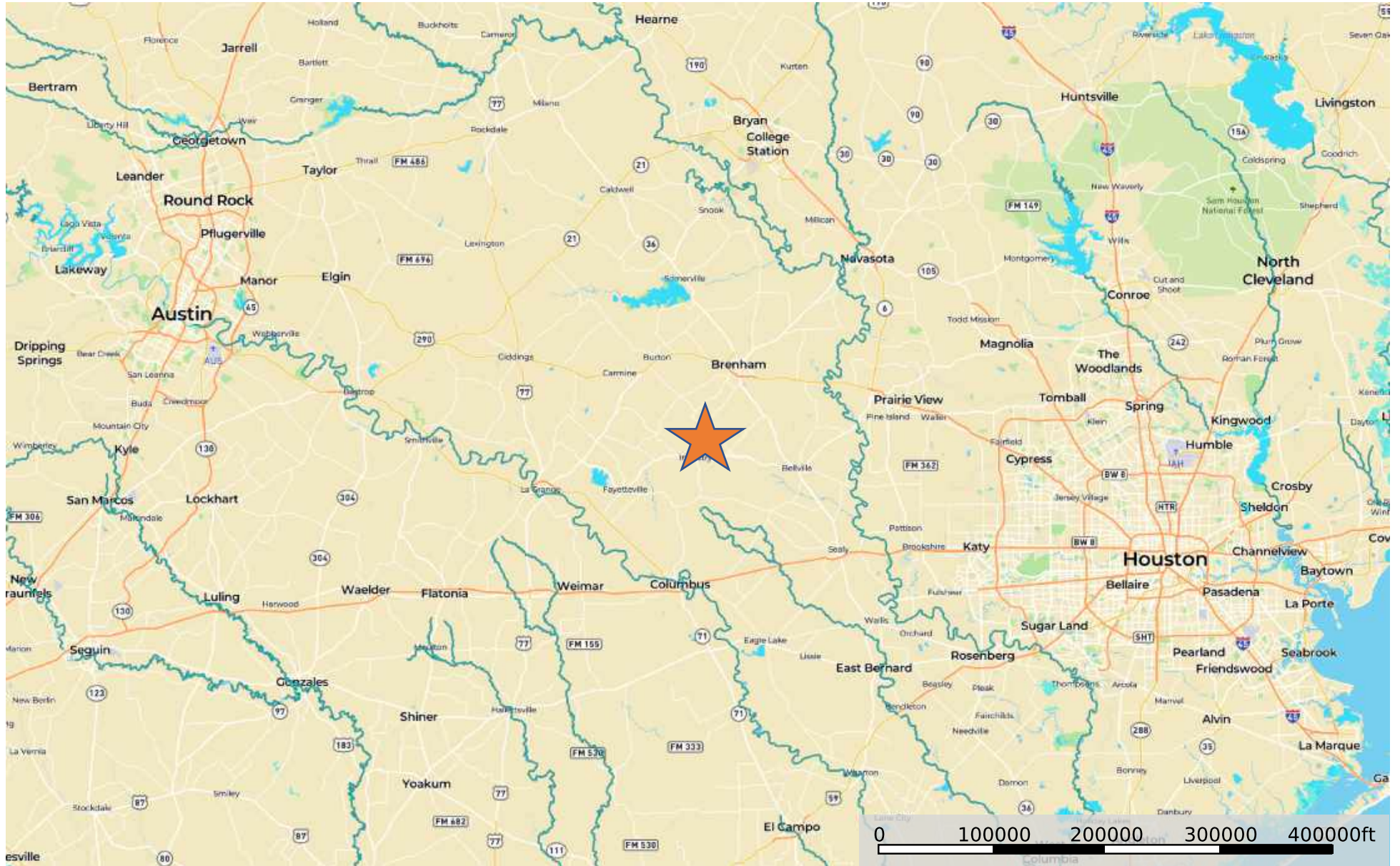
Mature hardwoods and pecans.

Historically used for cattle grazing & hay production. Cross-fenced pastures, ready to utilize as you wish.



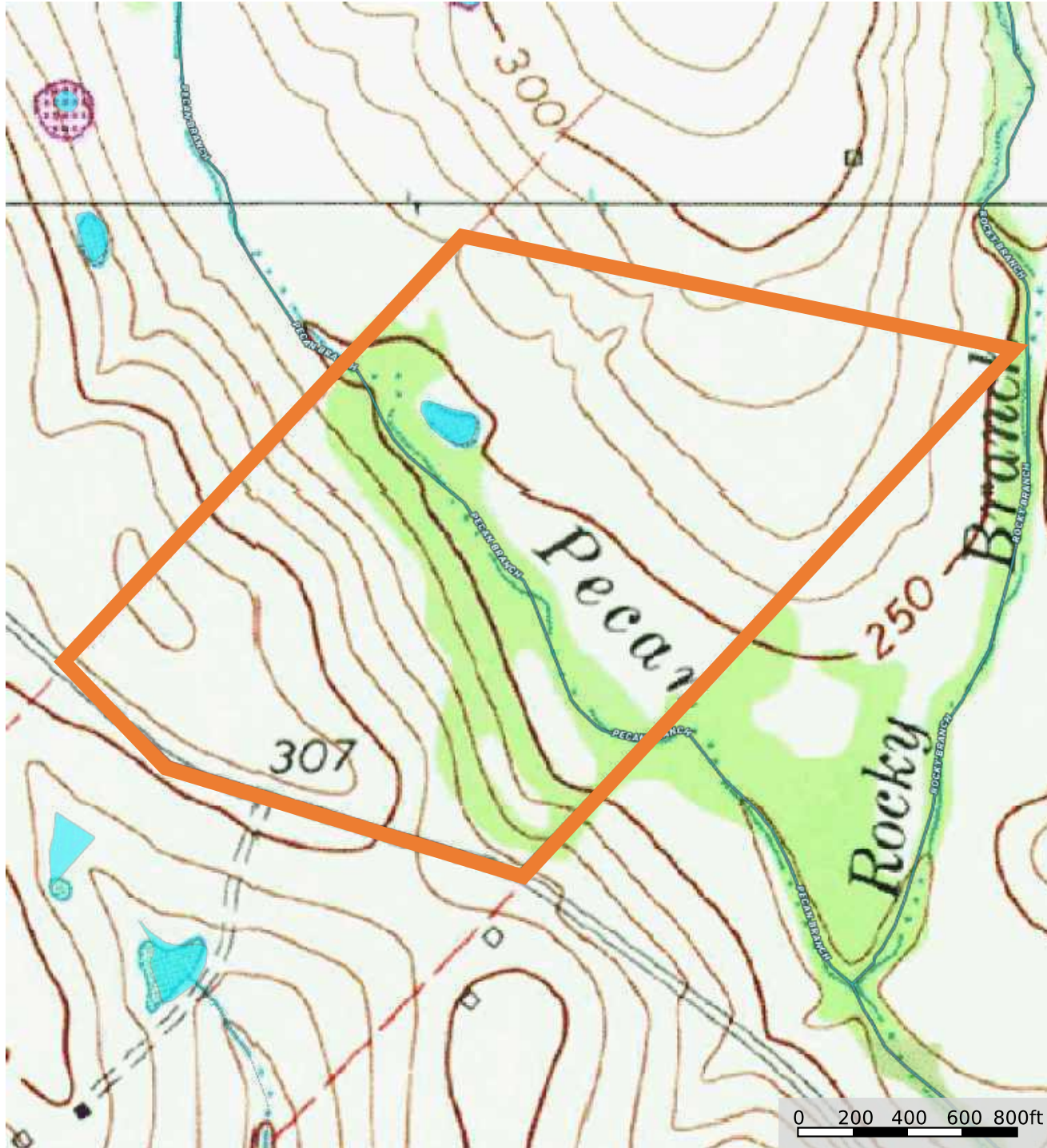


WEST END RANCHES  
Texas, AC +/-



PECAN BRANCH 74 AC- Pilcik Rd  
Texas, AC +/-









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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.

11-2-2015



### 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### 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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_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ 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](http://www.trec.texas.gov)

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