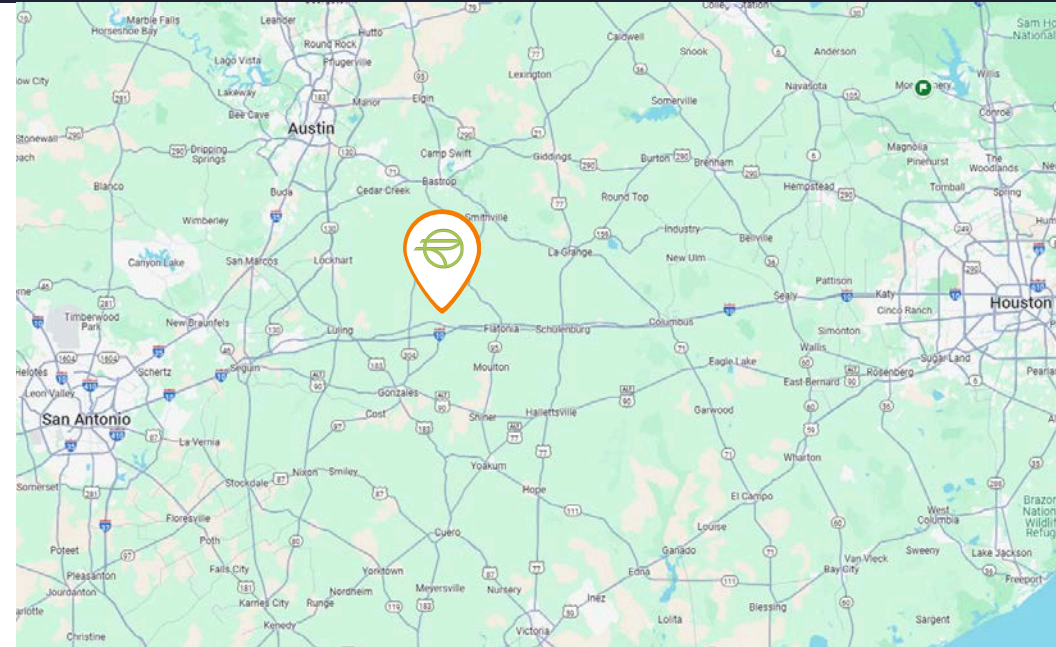




RIVERSTONE
LAND AND RANCH

TBD Sparta Field Road
Waelder, TX 78959



PROPERTY DESCRIPTION

Discover a rare opportunity to own 381 acres of prime Texas land in Fayette County, just outside of Waelder. This expansive property offers over a mile of frontage on Peach Creek providing a stunning natural water feature that enhances both the beauty and utility of the land. The terrain features a diverse mix of open pasture and mature woodlands, offering the ideal balance for ranching, recreational use, or future development. With an existing agricultural exemption in place, the property benefits from lower taxes and is well-suited for cattle or wildlife management. Abundant native wildlife—including deer, turkey, and hogs—make it a hunter's paradise, while the gently rolling landscape and creekside views offer excellent recreational opportunities. Whether you're a rancher seeking productive land, a hunter, or an investor looking for long-term value, this unique property delivers unmatched versatility and opportunity.

PROPERTY HIGHLIGHTS

- Located in between Austin, San Antonio, & Houston
- Abundant native wildlife—including deer, turkey, & hogs
- Ag exemption currently in place
- Diverse mix of open pasture and mature woodlands
- Over a mile of frontage on Peach Creek

OFFERING SUMMARY

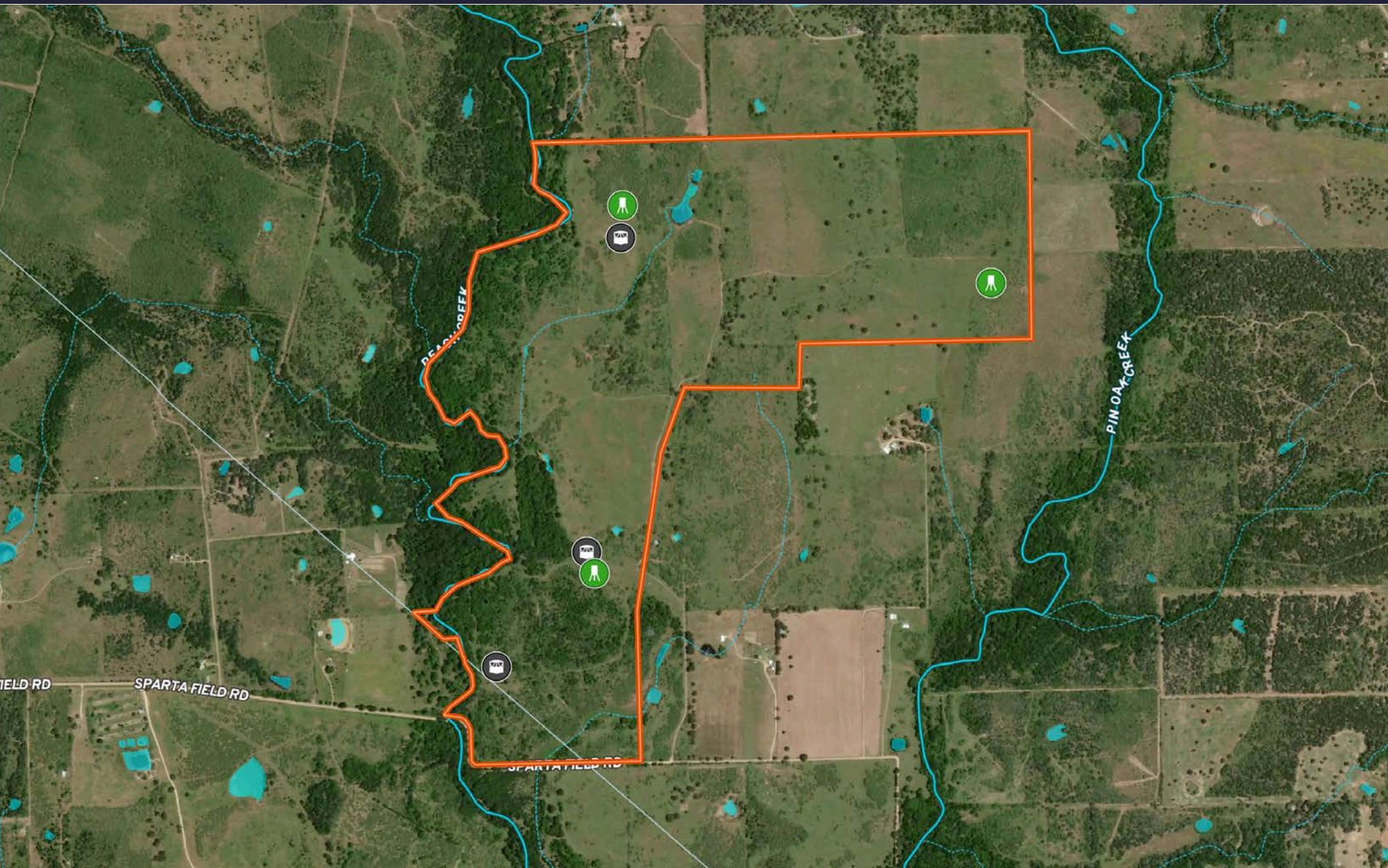
Sale Price: \$3,352,800
Lot Size: ±381 Acres



RIVERSTONE
 LAND AND RANCH

JIM JONES
Managing Partner
 979.431.4400 | jim@riverstoneecos.com

BRIAN BULLINGTON
Advisor
 979.571.5610 | brian@riverstoneecos.com



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Fayette County



Rich History

Fayette County is a significant destination due to its rich history and for hosting the renowned Original Round Top Antiques Fair. This major event, held multiple times a year, draws a massive influx of visitors seeking unique antiques, art, and collectibles. Beyond the excitement of the fair, Fayette County offers a deep dive into Texas history through its numerous museums. These cultural institutions preserve and showcase the area's heritage, from its early settlers and agricultural roots to the distinct cultural influences that have shaped its identity. Exploring these museums provides valuable context and enriches the Fayette County experience for all who visit.

Vibrant Local Culture

The vibrant local culture of Fayette County is a tapestry woven with the traditions of its Czech and German pioneers. This heritage is celebrated in the charming towns that dot the landscape, each possessing its own unique character and hosting lively annual festivals such as the Schulenburg Sausage Fest and the Flatonia Czhilispiel. Adding to the cultural richness are the breathtaking painted churches, architectural and artistic gems that reflect the deep-seated faith and artistic expression of the community. This blend of historical influence and active community spirit creates a welcoming and authentic atmosphere.

Centrally Located Between Houston & San Antonio

Strategically situated between the major cities of Houston and San Antonio, Fayette County benefits from a central location that offers both tranquility and accessibility. This advantageous position makes it an attractive destination for those seeking a peaceful escape with convenient connections to urban centers. Whether visitors are drawn to the world-class Round Top Antiques Fair, the historical insights offered by its museums, or the charm of its local culture, Fayette County's central location enhances its appeal as a readily reachable and captivating destination within Texas.



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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.

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.

Riverstone Companies, LLC

Licensed Broker / Broker Firm Name
or Primary Assumed Business Name

James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Brian Bullington

Sales Agent/Associate's Name

9008522

License No.

545598

License No.

License No.

767799

License No.

info@riverstonecos.com

Email

jim@riverstonecos.com

Email

Email

Brian@riverstonecos.com

Email

(979) 431-4400

Phone

(979) 431-4400

Phone

Phone

(979) 571-5610

Phone

Buyer/Tenant/Seller/Landlord Initials

Date