



HALL AND HALL®

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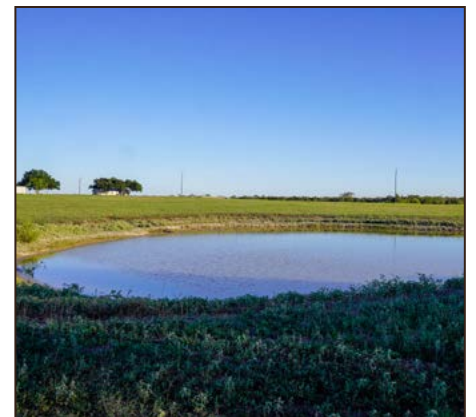
SALES | AUCTIONS | FINANCE | MANAGEMENT

WINDY HILL RANCH | NORTH ZULCH, TEXAS | \$2,500,000

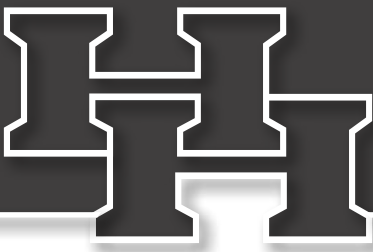


EXECUTIVE SUMMARY

Windy Hill Ranch presents a dream opportunity to embrace ranching life. Spanning approximately 203± acres of improved land in western Madison County, it includes a home with various amenities. As a ready-to-go venture, it's a rare find that won't be on the market for long. Conveniently located just north of North Zulch, access is a breeze via Highway 21/190, linking I-45 to Bryan/College Station or the easily navigable Farm-to-Market 39. Ideal for either weekend getaways or full-time living, the ranch features a 1,680± square foot, three-bedroom, two-bath home with a large sitting porch, an enclosed shop with an attached equipment and hay shed, an efficiency apartment, rolling pastures, majestic live oaks, five ponds, and a wooded area teeming with wildlife. Lovingly maintained by the same family for over a century, this ranch's pride of ownership is evident in every aspect.



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A full disclosure of our agency relationships is included herein as well as in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.



JUST THE FACTS

- 203± acres to be surveyed
- Turn-key offering, including cattle
- Owned by the same family for over 100 years
- Three-bedroom, two-bath, 1,680± square foot modular home with brick wainscoting and a 576± square foot covered deck
- 30'x60' shop with two roll-up doors and an efficiency apartment
- 15'x48' attached shed for hay or equipment storage
- Complete set of WW cattle facilities
- Six concentric pastures for rotational grazing
- Five ponds with Kickapoo Creek traversing the wooded area
- Approximately 65 acres of wildlife pasture and summer shelter
- Extensive road frontage

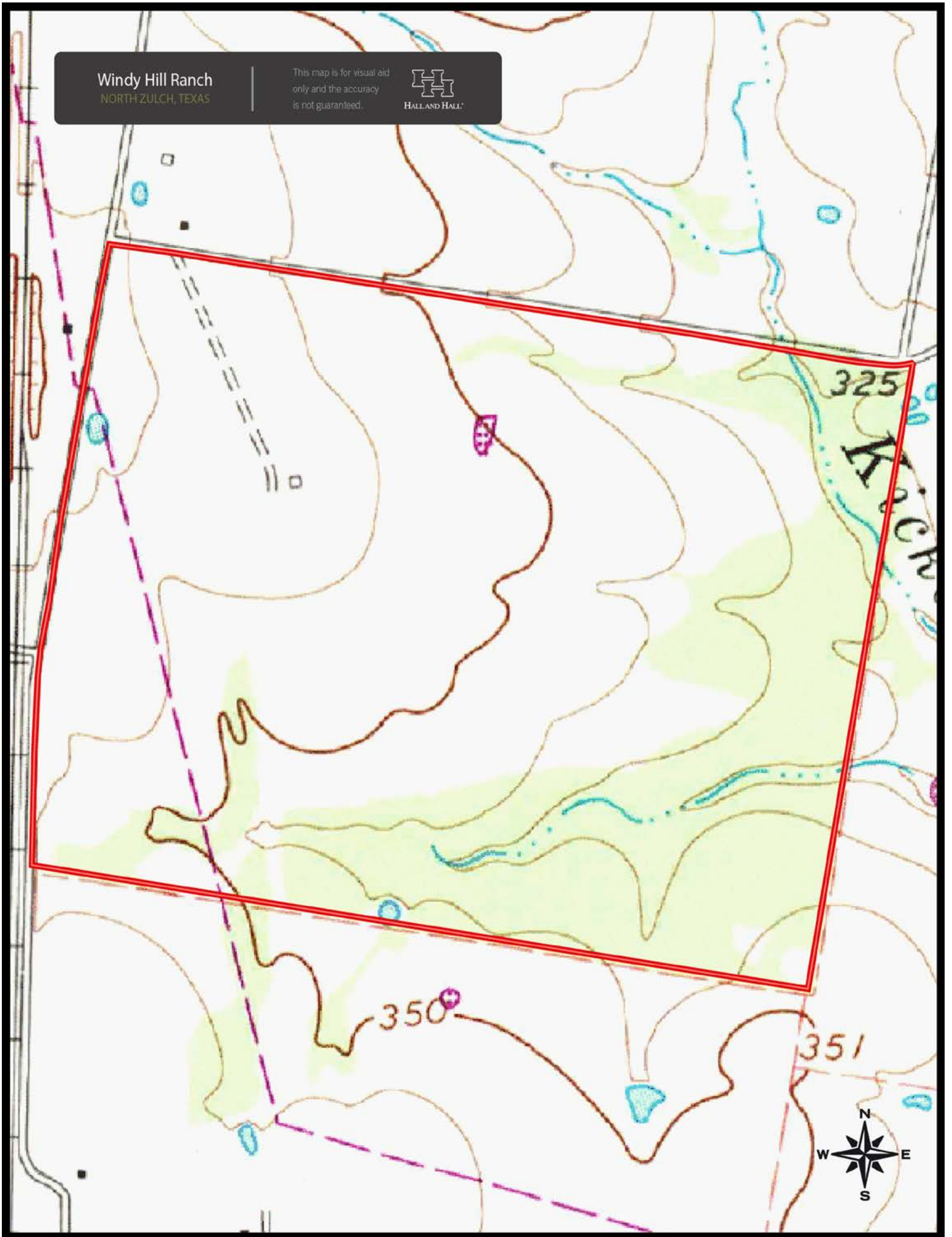


TYLER JACOBS | tjacobs@hallandhall.com
543 WILLIAM D. FITCH, STE. 104 | COLLEGE STATION, TX 77845
(M) 936-537-1749

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Windy Hill Ranch
NORTH ZULCH, TEXAS

This map is for visual aid
only and the accuracy
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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.

<u>Hall and Hall Partners, L.L.P</u>	<u>9001191</u>	<u>mlyons@hallandhall.com</u>	<u>806.438.0582</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Monte W. Lyons</u>	<u>588508</u>	<u>mlyons@hallandhall.com</u>	<u>806.438.0582</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Lawrence Tyler Jacobs</u>	<u>462082</u>	<u>tjacobs@hallandhall.com</u>	<u>979.690.9933</u>
Licensed Broker Associate	License No.	Email	Phone
<u>Brett Grier</u>	<u>633968</u>	<u>bgrier@hallandhall.com</u>	<u>817.357.7347</u>
Licensed Broker Associate	License No.	Email	Phone
<u>Jay H. Leyendecker</u>	<u>674401</u>	<u>jay@hallandhall.com</u>	<u>956.771.4255</u>
Sales Agent / Associate's Name	License No.	Email	Phone
<u>John T. Holt</u>	<u>712689</u>	<u>jtholt@hallandhall.com</u>	<u>580.744.0921</u>
Sales Agent / Associate's Name	License No.	Email	Phone