



Opersteny Lane

BRAZOS COUNTY | BRYAN, TX



11483 Opersteny Lane, Bryan, TX 77808

Brazos County

▶▶ Price: \$2,100,000

▶▶ Land Size: 130.86 Acres

- Scenic unrestricted land for ranch/homesite or developments
- Near Texas A&M University and Bryan-College Station
- Small home (in need of repairs)
- Water well and BTU electric service on site
- Wickson water available in area
- Ponds for fishing and cattle
- Creeks. Minimal flood plain along Creeks
- Open Space Ag Exemption in place
- Bryan ISD schools



Property Description

130.86 acres near Kurten, Texas, just northeast of Bryan-College Station, less than 30 minutes from Kyle Field. This exceptional tract has a hill providing an excellent future homesite.

Massive hard woods dot the tract's rolling topography. Timber and brush line the creeks and drainages providing cover for wildlife. Two ponds, an all-weather creek, and a seasonal creek provide water for livestock and wildlife. We are told one pond has good fishing.

The tract has ample frontage on the county road with two established entrances. A built-up road provides dry-weather access to the interior of the tract.

A 1,284 sf wood frame house (fixer-upper) sits near the county road with a carport, private water well, and septic system. There is also an unfinished residence/building, that was moved to current location. We are told it is the original farmstead house that was built on the tract. It could be finished as a home, office, or studio for the right Buyer.

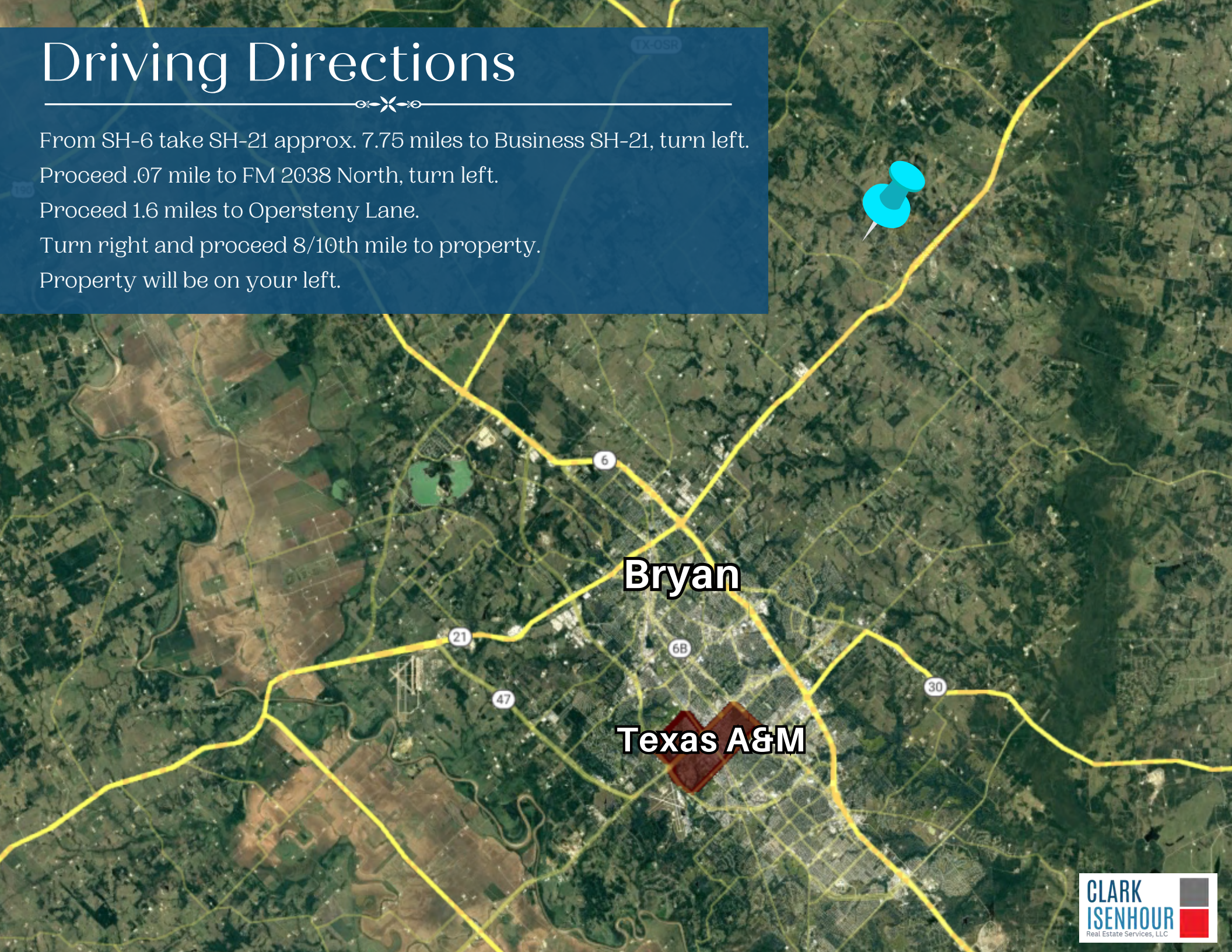
Grazing lease is in place on the tract. Tenant is willing to consider the continuation of lease if suitable arrangement can be negotiated.

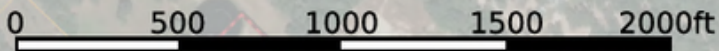
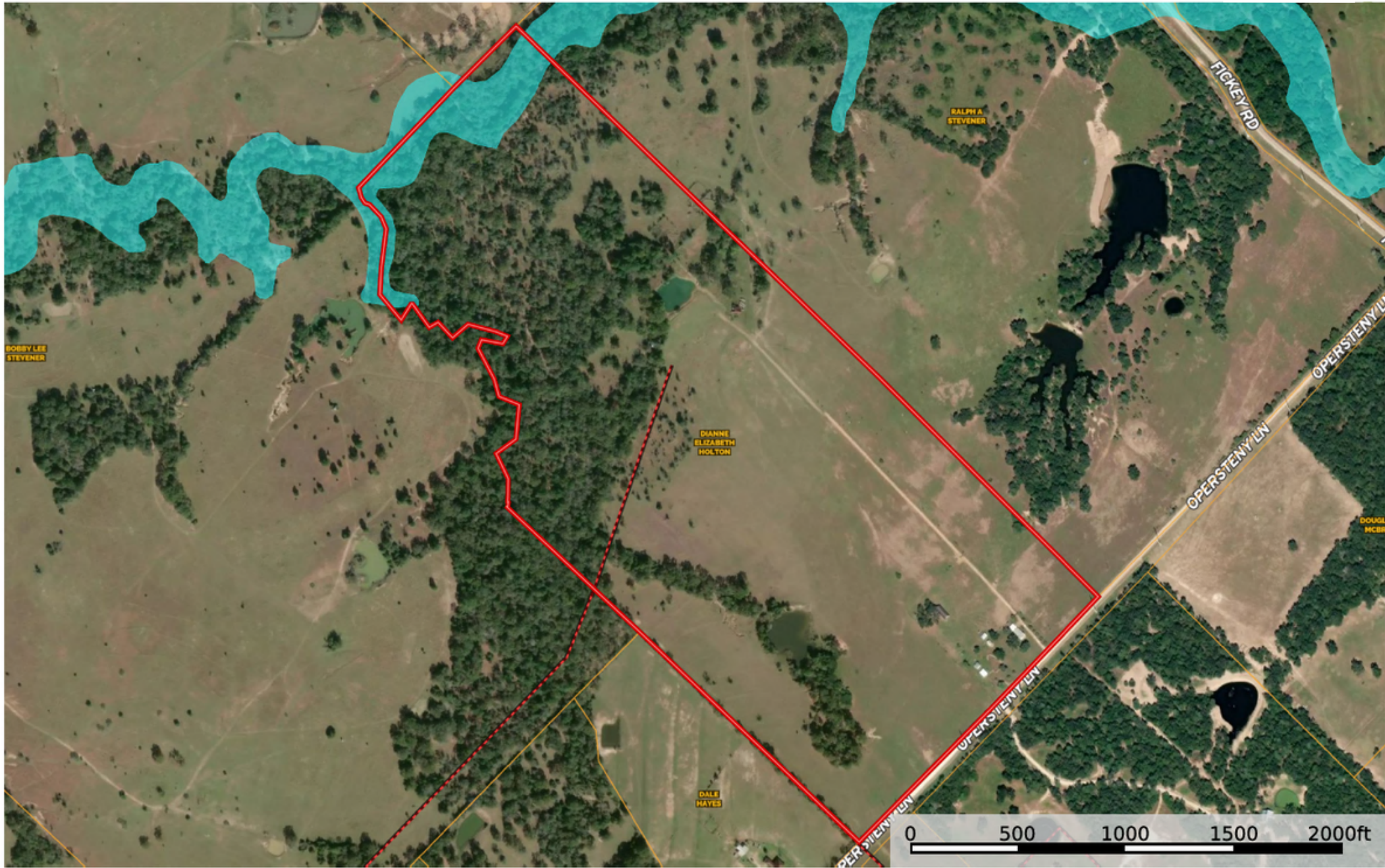


Driving Directions



From SH-6 take SH-21 approx. 7.75 miles to Business SH-21, turn left.
Proceed .07 mile to FM 2038 North, turn left.
Proceed 1.6 miles to Opersteny Lane.
Turn right and proceed 8/10th mile to property.
Property will be on your left.





- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Crude Oil
- Natural Gas
- Other



Opersteny Lane

BRAZOS COUNTY | BRYAN, TX

for more information about this property, please contact



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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:
 - 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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____
Date

