



PIN OAK CREEK RANCH

30° 08.35' N

96° 55.12' W



PROPERTY DESCRIPTION

Nestled in the heart of Lee County, Texas, Pin Oak Creek Ranch covers 109-acres, just 3.4 miles south of the town of Giddings on Highway 77. The land has a storied past that begins in the mid-1800's when Wendish immigrants arrived in Texas from Germany. Although this property traded hands a few times in the latter half of the nineteenth century, historical deed records reveal an unbroken chain of title through the same family back to 1903, with the distinct possibility that ownership may trace further back to 1887.

With less than a five-minute drive from downtown Giddings, an hour from Austin, and just under two hours from Houston, this ranch is the best of both worlds — an enticing blend of rural escape and modern convenience! The topography of this ranch is generally level, with elevation ranging from 430' near the banks of the creek to 470' near the boundary with Highway 77. An ideal mix of open pasture and mature tree cover, this property is approximately 36.5 acres of woods that form a natural corridor that surrounds the wet-weather Pin Oak Creek. The remainder is pasture that has been improved for cattle grazing and hay production.

With slightly over 1,200' of frontage on Highway 77, Pin Oak Creek Ranch has the unique potential for commercial development along the roadway, while maintaining the historical agricultural use of the ranch on the remainder of the property.

Learn more at <https://www.ag3tx.com/pin-oak-creek-ranch/>

ADVISOR CONTACT



CLAYTON WATSON

Principal Owner | Land Specialist

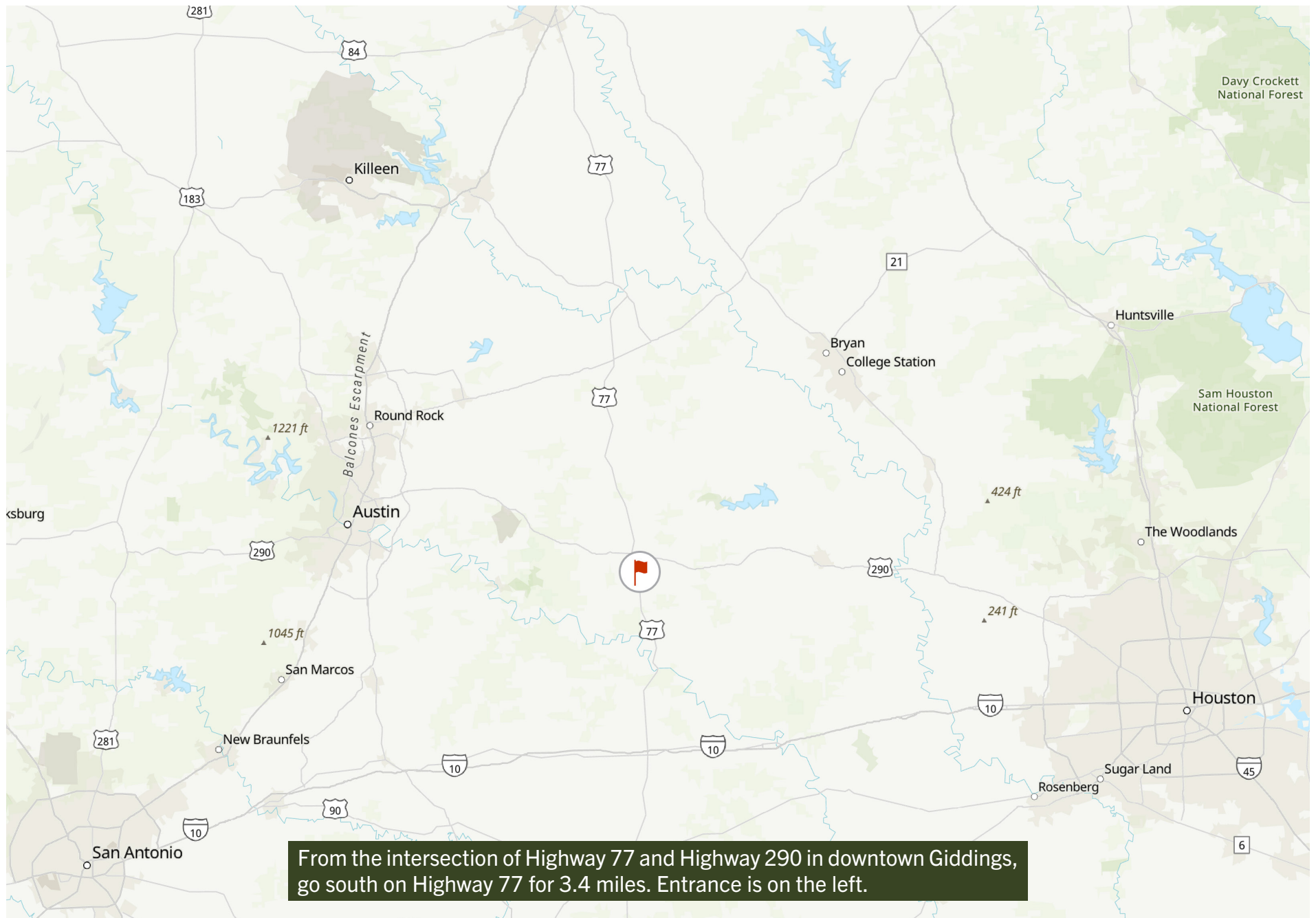
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LOCATION





PROPERTY MAP









TOPOGRAPHY

The property features predominantly level terrain, with gentle elevations ranging from approximately 430 to 470 feet. Pin Oak Creek—a wet-weather creek—bisects the landscape from north to south, creating a natural corridor accentuated by roughly 36.5 acres of mature trees. The balance of the acreage, about 72 acres, has been improved for cattle grazing and hay production.

IMPROVEMENTS

Improvements include two stock tanks and perimeter barbed-wire fence. The property is also cross-fenced into multiple pastures, allowing for efficient cattle rotation.

UTILITIES

Water service is available through Lee County Water, with a meter and tap fee of approximately \$7,200. The buyer also has the option to drill a well, subject to regulations set forth by the Lost Pines Groundwater Conservation District. Electricity is readily available at the property boundary along Highway 77. The survey (dated 1999) does not indicate any recorded easements; however, a gas pipeline is known to cross the property near Highway 77.

AD VALOREM TAXES

The property currently benefits from a 1-d-1 Agricultural Use Appraisal (commonly referred to as an “ag exemption”) through cattle production. The existing lease is on a month-to-month arrangement, giving the buyer the flexibility to continue or discontinue the lease as desired.

MINERALS

All minerals owned by the Sellers will be retained in their entirety. However, a surface use waiver may be negotiated in conjunction with an appropriately priced offer.





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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;
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- 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.

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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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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
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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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