



FORGING LAND & LEGACY



PRESENTS

RAINBOLT RANCH

+/-2,500 DEEDED ACRES | \$11,495,000 | MARQUEZ, TEXAS



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RAINBOLT RANCH: OVERVIEW

Rainbolt Ranch is a premier ranching opportunity in the western hills of Leon County. At 2,500 acres, it is notable for size and production capacity. Serious ranchers will appreciate a productive, yet beautiful, ranch with clean, modest, and functional improvements. Elevations range from 290' to 450' feet with beautiful rolling hills and massive views all around. This area is well known for its productivity and easy winters on the sandy loam soils. Brushy Creek watershed provides the central drainage for the ranch, with both productive bottom lands and smaller spring-fed creeks. With over 1.5 miles of paved Hwy 3 frontage, a quiet country road outside of Marquez, it is readily accessible to Hwy 79 and Hwy 7. The ranch is exceptionally watered with over 30 ponds and lakes. Rainbolt Ranch is being offered with an estimated 13% of the mineral estate, and the remaining owned mineral interest is negotiable. There are two producing wells generating income on 960 leased acres. The remaining 1,540 acres are available for lease. An extensive list of operating equipment is included in the offering price.





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QUICK FACTS

- ❖ Acres: 2,500
- ❖ County: Leon
- ❖ State: Texas
- ❖ City: Marquez
- ❖ Three water wells
- ❖ 13% of the mineral estate
- ❖ Rolling hill elevations range from 290' to 450' feet
- ❖ Over 1.5 miles of paved Hwy 3 frontage
- ❖ Beds / Baths: 4 / 3
- ❖ Three water wells
- ❖ Over 30 ponds and lakes
- ❖ Elevations range from 290' to 450' feet





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RAINBOLT RANCH - IMPROVEMENTS



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LOCATION

Conveniently located between Austin, Houston, and Dallas/Fort Worth, the Rainbolt Ranch is situated with great frontage/exposure, as well as being off the beaten path enough to get away from the big city. Ready access to Highway 79 and Highway 7, the ranch provides the opportunity to commute to and from the property, with ease.

DRIVE TIME

AUSTIN - 2 HOURS | HOUSTON - 2 HOURS | DALLAS - 2 HOURS
FORT WORTH - 2.25 HOURS | SAN ANTONIO - 3.15 HOURS



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CIRCLE T REALTY



Our mission at Circle T Realty is straightforward: To preserve and promote a life lived off the land. We exist to serve the land, the lifestyle and those who are called to it. We do so by being the most honest, most hard-working land men in the state of Texas. With a true passion for the land combined with a collective background in real estate, finance and agriculture, we bring a lifetime of experience and exceptional service to buyers and sellers.

The Ranbolt Ranch is being co-listed by Circle T Realty and Hall & Hall. We have a long-standing history based right here in Leon County that allows us to understand all the dynamics and nuances of the market. Our combined backgrounds span across real estate, farming and ranching, agriculture and finance.

Our service doesn't stop after the sale, we believe it should exist for life. We are available year-round for our clients whether they are looking for their next piece of property or need ideas on what to do with their current land. We pride ourselves on helping clients realize the full potential of their property and we work hard to help them achieve it.

We are excited to be a part of this exceptional listing and believe the Spring Branch Ranch is a remarkable opportunity here in Leon County.

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RAINBOLT RANCH

❖ LISTING AGENT

STEVE TORNO – BROKER/OWNER

PHONE – 903-536-3318

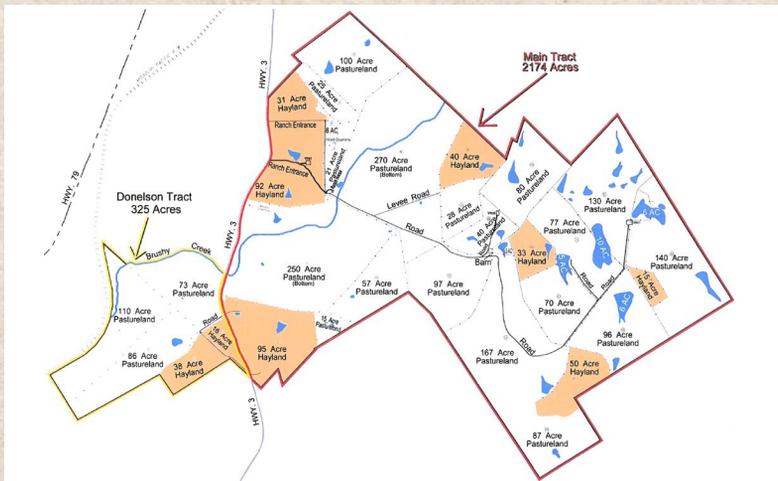
CELL – 903-388-0292

❖ SELLERS DISCLOSURE

CLICK TEXT ABOVE TO VIEW

PLAT MAP

CLICK PHOTO TO SEE FULL SIZE



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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|---|----------------|----------------------------------|----------------------|
| <u>Circle T Realty</u> | <u>415416</u> | <u>torno@circle-t-realty.com</u> | <u>(903)536-3318</u> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>Steven Torno</u> | <u>415416</u> | <u>torno@circle-t-realty.com</u> | <u>(903)536-3318</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| <u>Steven Torno</u> | <u>415416</u> | <u>torno@circle-t-realty.com</u> | <u>(903)536-3318</u> |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
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| 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