

HALL AND HALL®

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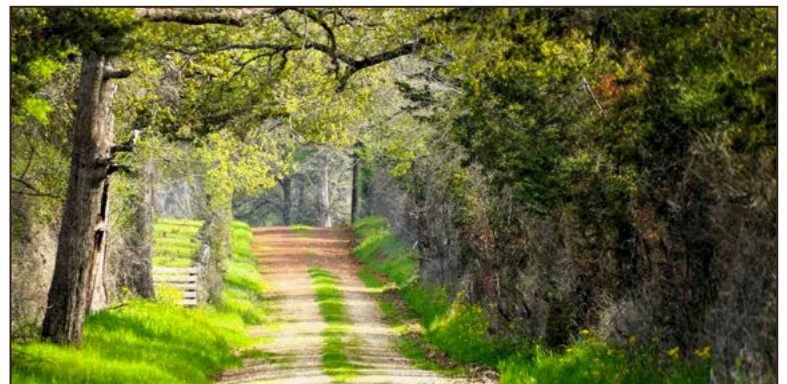
## MELTON BRANCH RANCH | WHEELLOCK, TEXAS | \$1,250,000

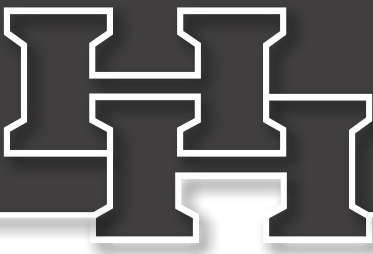


### EXECUTIVE SUMMARY

Melton Branch Ranch, a splendid recreational and livestock property, is located in the Wheelock, Texas, area. Entrance is through a pipe rail gate off Matajka Road, leading onto a winding pasture road amidst hardwood trees. The ranch boasts lush green hay meadows over sandy loam soil, enhanced by a rolling landscape that unveils multiple potential homesites across its expanse. Matajka Road, a quiet, county-maintained gravel dead-end, provides easy access from OSR Highway.

Game trails abound, many following Melton Branch Creek traversing the ranch's western boundary. The land is adorned with post oak, red oaks, pecan trees, eastern red junipers, and sycamores, enriching both the open hayfields and dense timber areas. Currently benefiting from a 1-D-1 agricultural valuation, Melton Branch Ranch lies within the coveted Franklin Independent School District, presenting an ideal opportunity to build a new ranch home, facilitate a 1031 exchange, or expand existing ranching operations.





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## JUST THE FACTS

- 103± Deeded acres
- Located in the Wheelock area
- Franklin Independent School District
- Access to Highway 6 in Bryan, Texas, 20 miles away
- 4,780± feet of Matajka Road frontage
- Melton Branch Creek frontage
- Improved 40±-acre hayfield
- Electric service on-site



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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.

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**Melton Branch Ranch**  
WHEELOCK, TEXAS

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only and the accuracy  
is not guaranteed.



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