



201 +/- Acres, Off of James Cemetery Rd



ROBERTSON COUNTY | FRANKLIN, TX

**CLARK
ISENHOUR**
Real Estate Services, LLC

Off of James Cemetery Rd, Franklin TX

Robertson County

▶▶ Price: \$1,300,000

▶▶ Land Size: approx. 201+/- AC

- 12 +/- acre marsh/pond for birding or duck hunting
- Camp Creek runs through property
- Abundant wildlife
- Secluded setting off county road
- 2 hours to Downtown Houston; 30 minutes to Bryan
- Elevation change - 50'
- Several building sites on West side of property
- Electrical service in area
- Two points of access via easements off of James Cemetery Road
- Open space exemption
- Franklin ISD



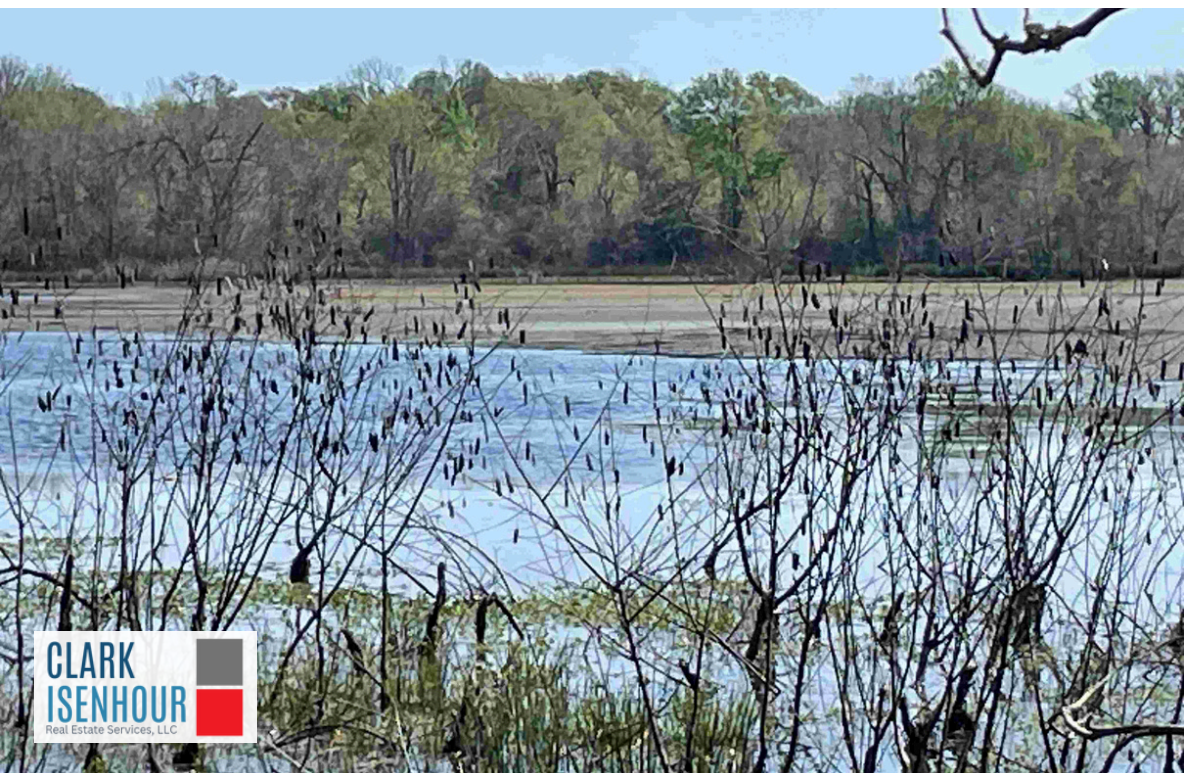


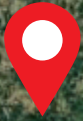
Clark Isenhour is pleased to offer a portion of the Stawnicz Place for sale. This tract of land consists of 201 +/- acres in Southeastern Robertson County. It was formerly used as a private hunting spot for the owner's family and guests. Most recently, the family leased out the pond to a family friend and avid duck hunter who now hunts the pond.

The site is secluded and accessed via two separate easements. One is an all-weather access road and other is unimproved accessway. Both easements provide access to James Cemetery Road, a county gravel road.

Water features include a 12 +/- acre marsh/pond and Camp Creek. We understand from family members that Camp Creek flows continuously.

The property offers a unique blend of recreational options. The diverse habitat supports various species of waterfowl, birds and wildlife. Whitetail deer are abundant on the property.





Bryan/
College Station

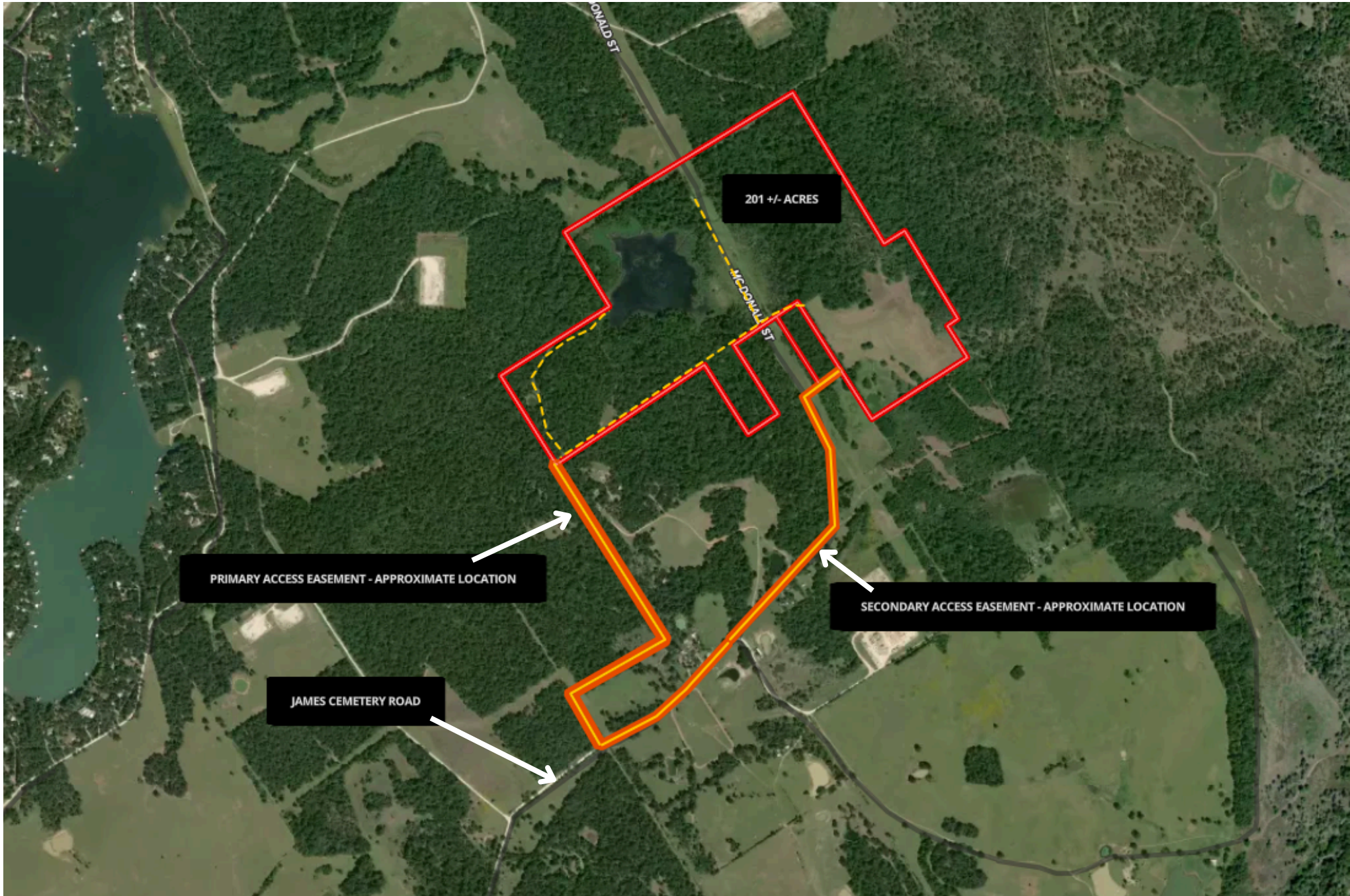
Houston

Driving Directions

From Bryan-College Station: Start at Earl Rudder Freeway (SH 6) and Tabor Road (ST FM HWY 974) and travel NE on ST FM HWY 974 to ST FM HWY 2223; turn left on ST FM HWY 2223 and travel N to OSR (ST HWY); turn right on OSR (ST HWY) and travel NE to ST FM HWY 1940; turn left on ST FM HWY 1940 and travel 4.5 miles to James Cemetery Road (a County Gravel Road); turn right on James Cemetery Road and travel 2.85 miles and easement into property will be on your left.

From Houston: Travel N on IH 45 and exit at OSR (ST HWY); head SW on OSR (ST HWY); continue to ST FM HWY 1940 and turn right on ST FM HWY 1940 and travel 4.5 miles to James Cemetery Road (a County Gravel Road); turn right on James Cemetery Road and travel 2.85 miles and easement into property will be on your left.

Aerial Map





201 +/- Acres, Off of James Cemetery Rd

ROBERTSON COUNTY | FRANKLIN, 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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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
 - 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

