

FOR SALE

25.979 Acres
\$1,560,000

6150
Clay
Pit Rd

College Station, TX 77845



Josh Isenhour
Sam Solcher



OVERVIEW



6150 Clay Pit Rd
College Station, TX 77845

PROPERTY HIGHLIGHTS

Tucked away just minutes from the heart of College Station, this 26-acre tract offers a retreat unlike any other in the area. Centered around a spring fed quarry, this property has it all. Step out along the well-maintained trails and you'll find a cozy cabin with fenced yard, stocked pond, barn, and storage building perfect for a ranger and tractor.

Surrounded by amazing topography, large trees, and native wildlife this property embodies the essence of Texas living. Whether seeking a weekend escape or a permanent residence enveloped in nature's beauty, this tranquil retreat promises a life enriched by the simple pleasures of the Lone Star State.



Take advantage of the thoughtful trail design to explore this unique property. Nestled in the woods you'll find exciting topography, deer feeders, and stocked fishing ponds.



Includes high end security gate, storage building with lean-to on slab, a loafing shed, and a custom-built treehouse for the kids.



With a front porch overlooking the main pond and surrounding cliffs, this cozy cabin is a perfect weekend retreat or game day house. It includes a full kitchen, restroom, and bunk room. Seller will leave it furnished, excluding the dining table.



PROPERTY OUTLINE



**Property outline is approximate*



Digging the Clay Pits in the early 1930s

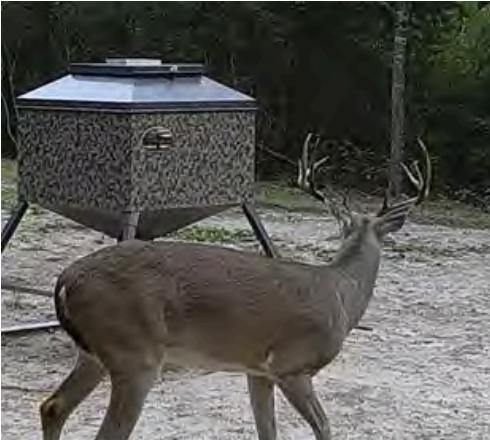


Clay Pits 1953: James Screws, Joe Barrett

HISTORY

The Clay Pits were originally formed when miners, looking for lignite, hit a spring causing their site to fill up with water. Shortly after, locals discovered the pools and it became a popular swimming destination with deep blue-green water and 20-foot cliffs to jump from. Initially cherished by local boys despite cold water and fine silt, the tranquility was disrupted when Texas A&M students discovered the spot. Their rowdy beer parties and midnight yells caused friction with locals. It is legend that one night, some students drove an old ambulance off the cliff and into the 80 ft depths. It is still there, some say. Eventually, the fun ended when new owners came around making the property private and off limits to those rowdy Aggies.

WILDLIFE





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:
 - 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.

Clark Isenhour Real Estate Services, LLC.	8999919	frontdesk@clarkisenhour.com	9792686840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Josh Isenhour	506325	josh@clarkisenhour.com	9792686840
Designated Broker of Firm	License No.	Email	Phone
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Solcher	741686	sam@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

