



RIVERSTONE
LAND AND RANCH

930 COUNTY ROAD 357

GAUSE, TX 77857



PROPERTY DESCRIPTION

Beautiful 80.27 acre property with custom built home, located in Gause Texas. Bryan College Station is a short drive for shopping, restaurants, medical facilities, and grocery stores. There is a local grocery store in Gause as well! The property has a custom-built home with three bedrooms and two full bathrooms for a total of 1796 square foot living area. It has a 400 square foot two car garage. Built in 2014 the home features modern amenities such as carpeted bedrooms, and tile floors in the living room, hall, and bathrooms. The open entryway has wood floors. It has a security system, and direct TV, and uses a Gause water supply. A 70-foot tower connects the server with the home for high-speed internet with a local provider. It has an aerobic septic system that is inspected and maintained three times per year with a local septic provider. The open floor plan provides ample natural light. Both the front porch and patio are covered. A new roof was installed in September 2023. A 500-gallon propane tank fuels stove and fireplace. Included is a 40x40 metal storage building with a concrete floor and a separate two-vehicle-covered carport. There are two fully stocked tanks for fishing and also has a water well. A smaller home and a catch pen convey.

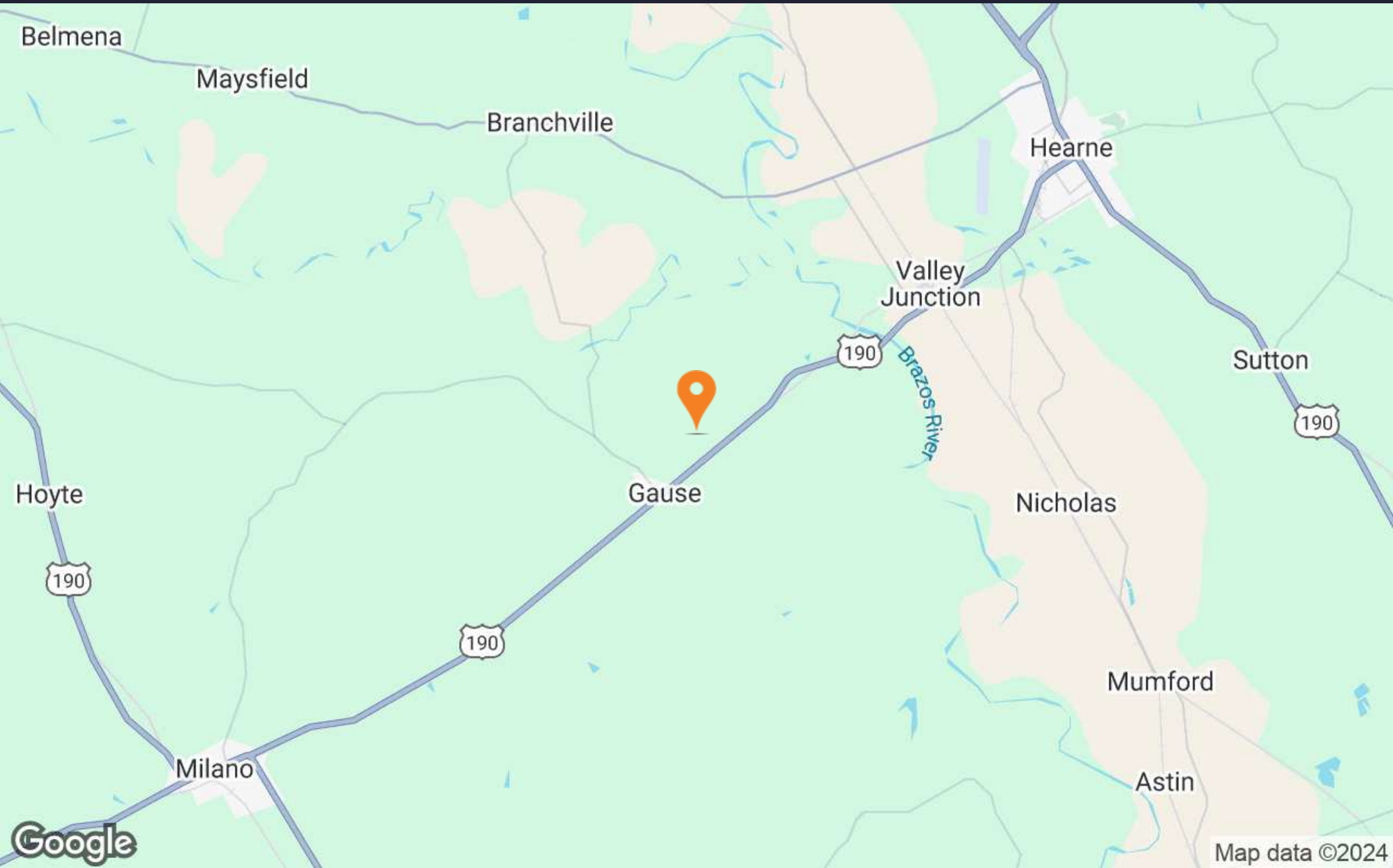
OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	80.27 Acres

PROPERTY HIGHLIGHTS

- Centrally located between Austin, Dallas, Waco, and Houston
- Short Drive to Bryan College Station
- Electricity Provider: Entergy
- Internet Provider: 70 Ft Tower
- Perimeter & Cross Fencing



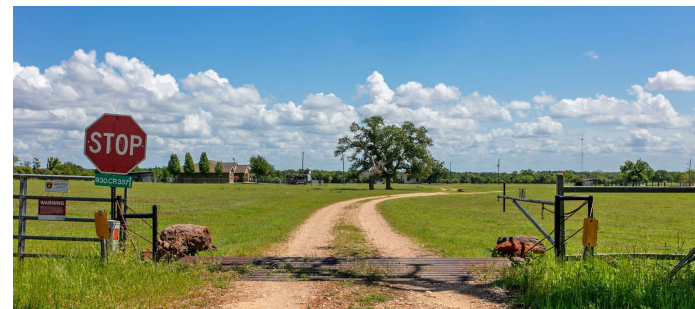


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LANDON ALLEN
Partner

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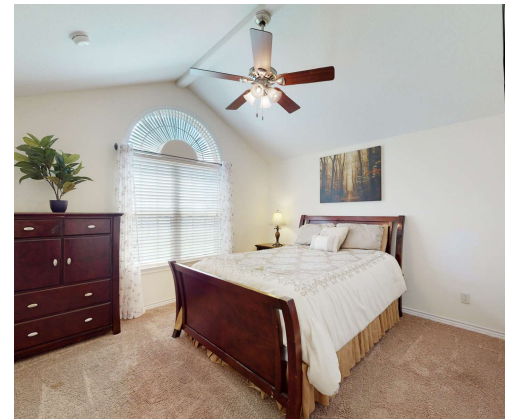
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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

Riverstone Companies, LLC

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or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date