

CLARK ISENHOUR REAL ESTATE SERVICES, LLC

Allen River Ranch

831.15 ACRES

COUNTY ROAD 401, ANDERSON, GRIMES COUNTY, TEXAS

CLARK ISENHOUR REAL ESTATE SERVICES, LLC
3828 S. COLLEGE AVE \ BRYAN, TEXAS 77801
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NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE OWNER



Allen River Ranch

831.15 ACRES

COUNTY ROAD 401, ANDERSON, GRIMES COUNTY, TEXAS

\$5,648,089.15 | \$6,795.51/ACRE

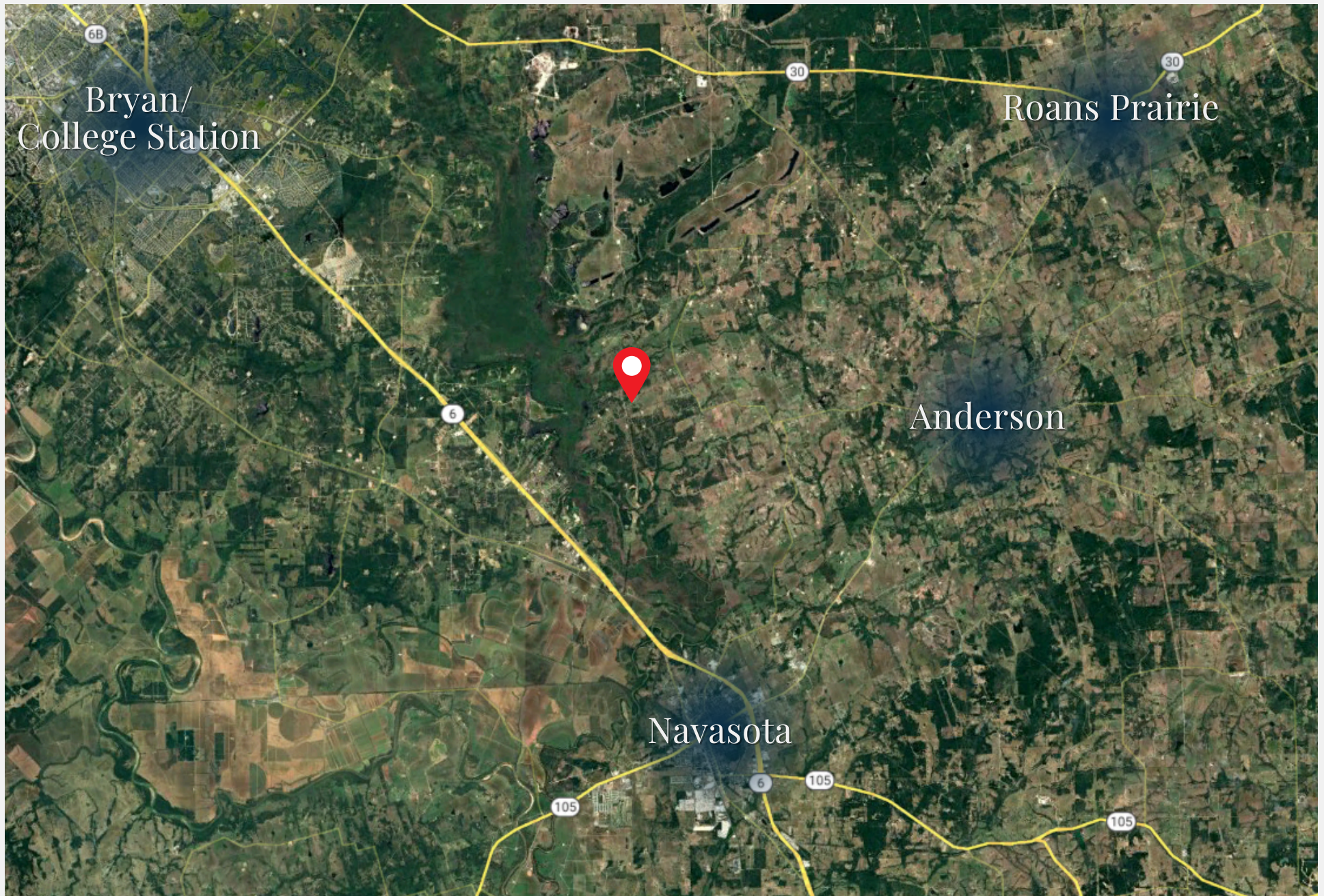
The Allen River Ranch is a large live water ranch located in Grimes County, Texas. Located between Houston and Bryan/College Station just north of Navasota. This ranch is secluded at the end of a county-maintained road and boasts over 2 miles of Navasota River frontage, comprising the entire western boundary of the ranch.

With the native deer, ducks, fish and other birds, many recreation opportunities await the next owner of this ranch.

The ranch also includes expansive bottom and upland pastures for ranching and grazing cattle. Scattered woodland and brush provide cattle protection in winter months and shade in summers. Great hardwoods tower over much of the bottom land.

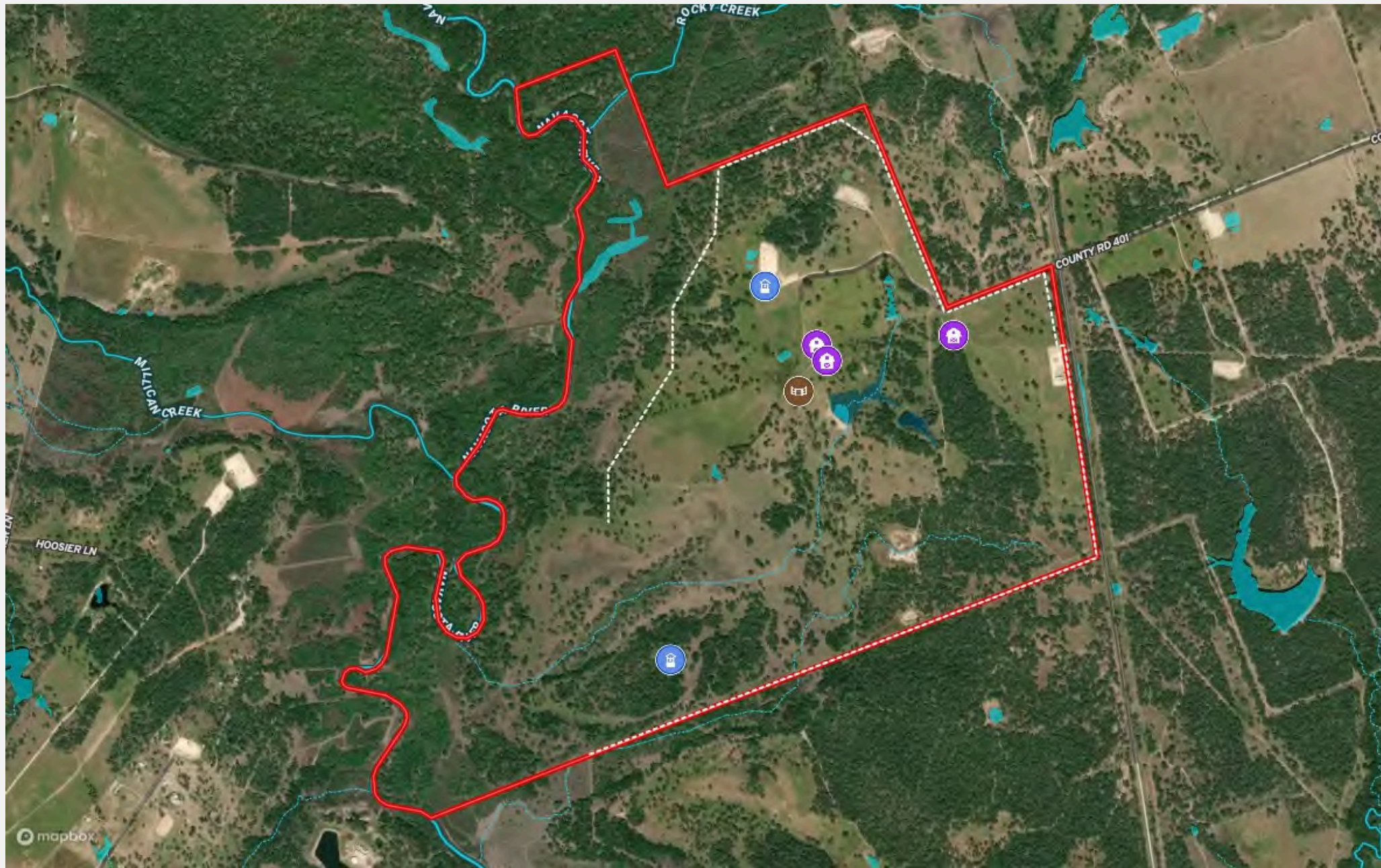
Multiple nice homesites exist on the ranch. With elevations ranging from 175 feet up to 230 feet, the terrain provides many beautiful vistas of the surrounding area. The College Station Tower Point water tower can be seen to the North West, less than 10 miles in distance as a crow flies.

Location Map



Aerial Overview

*boundary lines are approx.



Survey

*not to scale

GENERAL NOTES
 BEARING SYSTEM SHOWN HEREIN IS BASED ON TEXAS COORDINATE SYSTEM OF 1983. CENTRAL ZONE ZONED GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83(2011) EPOCH 200 MULTI-YEAR CORPS SOLUTION (MPC050).
 DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AFFECTED) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0000247252474 (CALCULATED USING GAD70/03).

(EVI) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY NAVISOTA ABSTRACT AND TITLE COMPANY, INC., FILE NO. NAD-7570, EFFECTIVE DATE: MAY 17TH, 2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10: 50' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 422, PAGE 171, RPRGCT, DOES APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10A: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 500, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10B: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 501, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10C: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 502, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10D: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 503, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10E: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 504, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10F: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 505, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10G: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 506, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10H: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 507, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10I: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 508, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10J: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 509, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10K: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 510, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10L: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 511, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10M: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 512, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10N: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 513, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10O: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 514, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10P: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 515, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10Q: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 516, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10R: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 517, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10S: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 518, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10T: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 519, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10U: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 520, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10V: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 521, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10W: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 522, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10X: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 523, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10Y: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 524, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10Z: TWO (2) 30' WIDE PIPELINE RIGHT-OF-WAY GRANT IN VOLUME 744, PAGE 525, RPRGCT, DO APPLY TO THE CALLED 550 ACRE TRACT, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.

ORIGINAL SURVEY LINES SHOWN HEREIN BY ANY ARE BASED ON RELIABLE COMMISSION GIS DATA, AND APPROXIMATE ONLY AND NOT BE USED IN THE FUTURE. THIS SURVEYOR DOES NOT DETERMINE THE EXISTENCE OF ANY VIOLATION, ENCUMBRANCE, OR SHADOWING OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREIN.

THIS PLAT WAS PREPARED IN CONNECTION WITH A FIELD NOTES DESCRIPTION LIMITS AND BOUNDS. THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

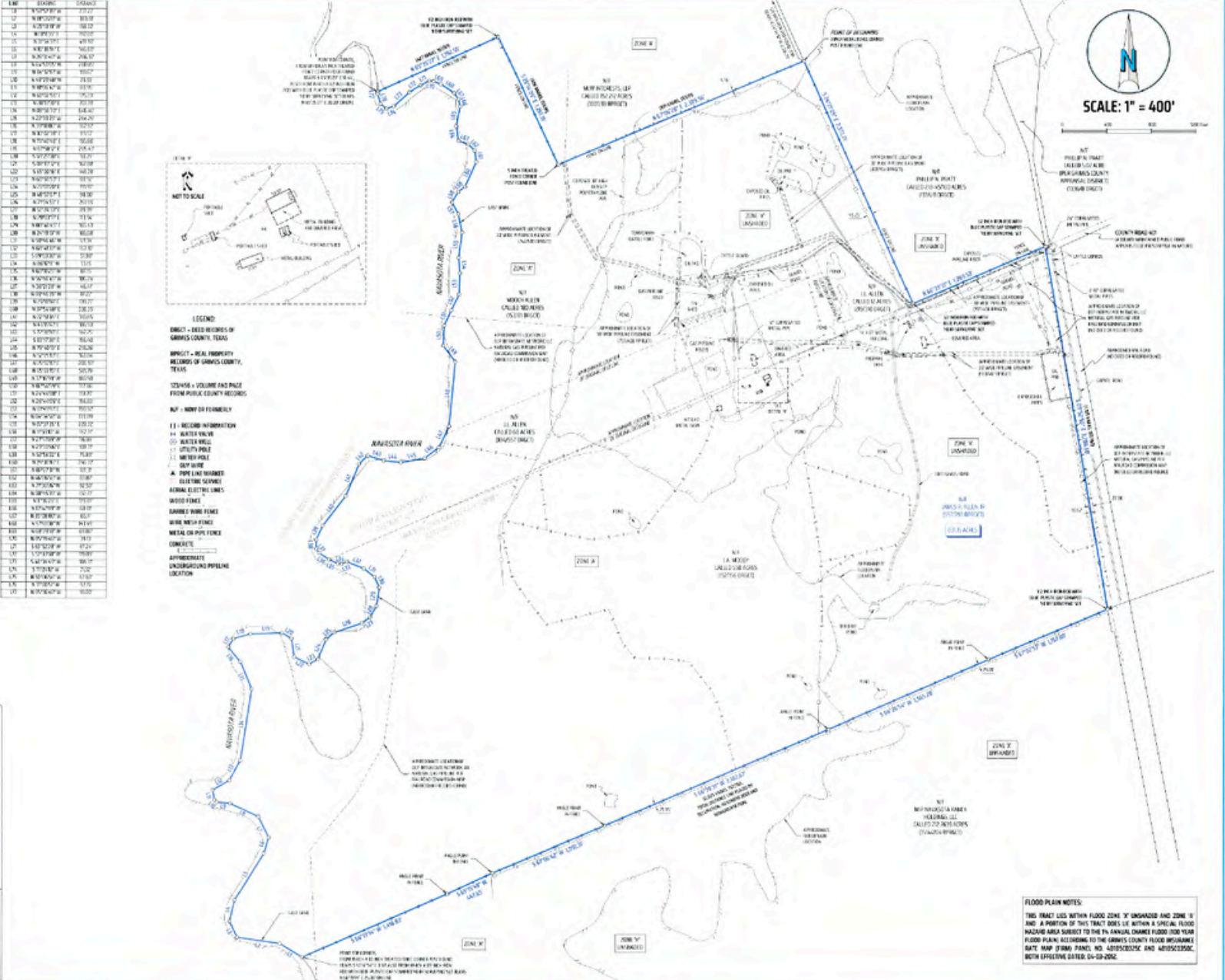
SURVEYOR'S CERTIFICATE:
 I, SAUNDERS SURVEY, R.P.L.S. NO. 6147, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' HANDBOOK OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, COND-TOM 1, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.



LAND TITLE SURVEY PLAT
 OF AN
831.75 ACRE TRACT
 CALLED TO BE 802 ACRES IN
 VOLUME 557, PAGE 793 RPRGCT
 BEING ALL OF A CALLED 180 ACRE TRACT IN
 VOLUME 153, PAGE 61 DRGCT
 A CALLED 12 ACRE TRACT IN
 VOLUME 219, PAGE 310 DRGCT
 A CALLED 550 ACRE TRACT IN
 VOLUME 152, PAGE 156 DRGCT
 A CALLED 60 ACRE TRACT IN
 VOLUME 184, PAGE 557 DRGCT
 WILLIAM R. SANDERS SURVEY, ABSTRACT 407
 HANNAH CORNAUGH LEAGUE SURVEY, ABSTRACT 14
 GRIMES COUNTY, TEXAS

SCALE: 1"=400 FEET
 SURVEY DATE: 09-02-2024 | PLAT DATE: 09-13-2024
 JOB NUMBER: 24-524-LEAGUE-WR-152-TITLE
 POINTS: 24-524-ALL
 DRAWN BY: MEI CHECKED BY: SPB
 PREPARED BY: KERR SURVEYING, L.L.P.
 1708 BRIDGEST DRIVE, DALLAS, TEXAS 75202
 PHONE: (972) 708-3393
 SURVEYS@KERRSURVEYING.NET | KERRSURVEYING.COM

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FLOOD PLAIN NOTES:
 THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND ZONE 'B' AND A PORTION OF THIS TRACT DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCES FLOOD (500-YEAR FLOOD PLAIN) ACCORDING TO THE GRIMES COUNTY FLOOD INSURANCE RATE MAP (SRM) FRAMES NO. 425252502E AND 425252502E, BOTH EFFECTIVE DATED 01-28-2022.



Improvements

The ranch has perimeter fencing (except for Navasota River frontage). Fencing consists of primarily of barbed wire and net wire game fencing. In addition, cross fencing exists throughout the ranch.

There are several outbuildings. The most significant of these include two metal framed equipment sheds with dirt floors and a shop/barn. Several ponds dot the landscape across the ranch.

Leases and Easements

The ranch is a typical Texas ranch with oil and gas leases and two producing wells on site. A gas compressor station is located on the eastern boundary of the ranch as well as multiple pipelines that cross the ranch. There are electric line easements that are used to provide electrical service to headquarters area, old mobile home, wells and compressor station.



Terrain

Newly surveyed - 831.15 acres of which approximately 485 acres is bottomland. The upland is on the eastern portion of the property and is a combination of gently rolling open pasture and woodland. The eastern portion of the ranch has primarily sandy loam soils and turfed in native and improved pasture. The upland pastures are suitable for cattle grazing or wildlife habitat.

The bottomland is the western portion of the property and consists of flat open native pasture, woodland, and glades. The bottomland pastures are suitable for seasonal cattle grazing or year-round wildlife habitat. There are several slough areas in the bottomlands (suitable for waterfowl hunting).

Zoning, Restrictions, & Flood Plain

There is no zoning as the ranch is located in an unincorporated part of the county. There are no known restrictions on the ranch. The western portion of the property (485 ± acres) is situated in a Special Flood Hazard Area.



Utilities

Mid-South Electric Coop provides electrical service to the ranch. A single-phase electric line is in place and serves an old hunter's camp and the headquarters area. Water is provided by two known private water wells; we understand only one is functioning. No well reports are available. Two private septic systems exist.

More Information

TAXES: The ranch is currently appraised under the 1-d-1 open space agricultural valuation method.

SURVEY: A recent land title survey was performed Kerr Surveying out of Bryan, Texas on the ranch. This survey will be provided to the Buyer.

MINERAL: None convey

LOCATION: The Ranch is located at the end of Grimes County Road 401 off of State FM 3090.

SCHOOL DISTRICT: The ranch is situated in Navasota ISD.

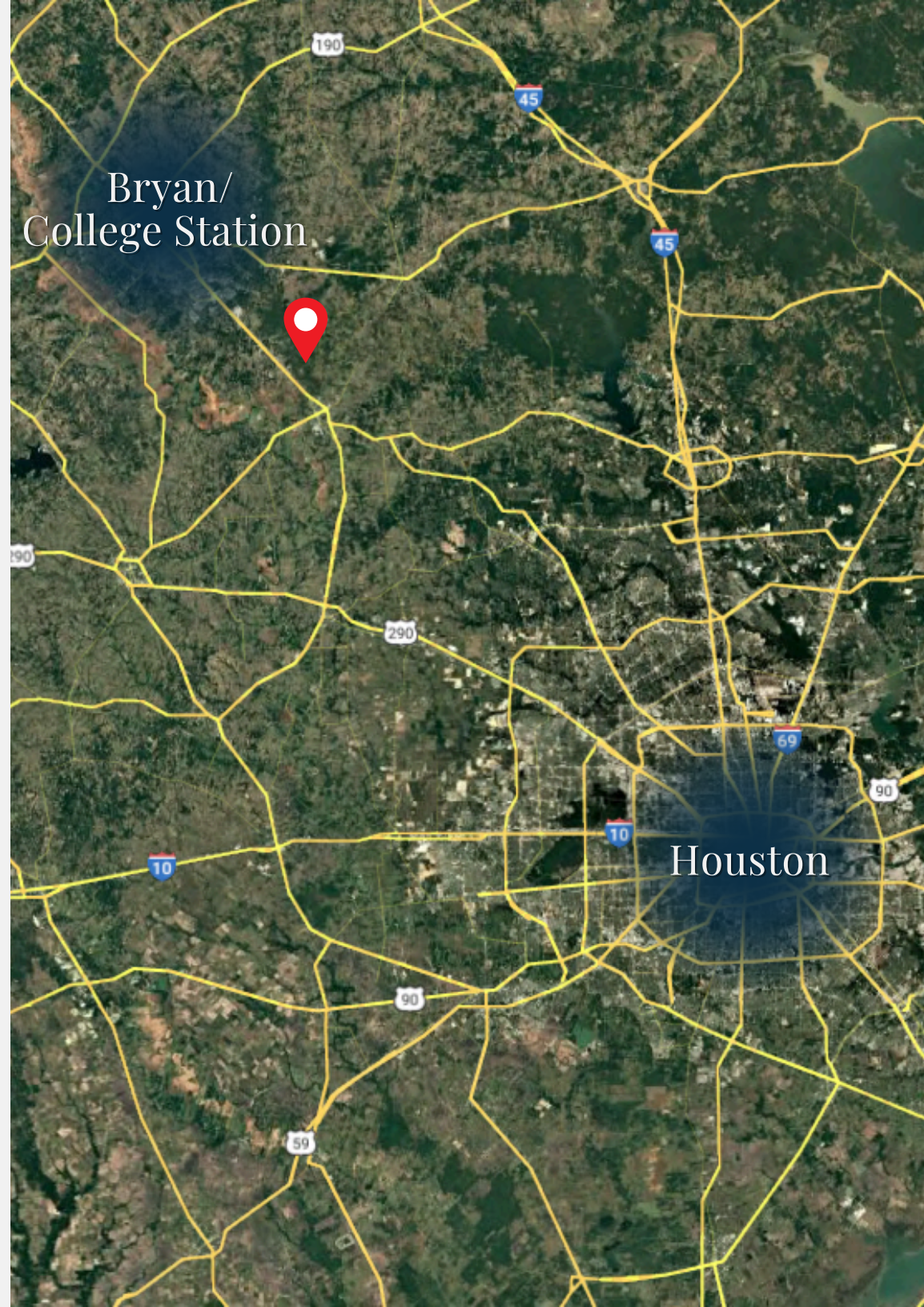
ESTATE SALE: The property is owned by an Estate. The sale must be Court approved.



Directions

From Houston: Head NW out of Houston on US-290. In Hempstead exit on St Hwy 6 and head to Navasota. Exit St Hwy 6 onto St FM 3090 N. Head down St FM 3090 N for approximately 9 miles and turn left onto County Rd 401. County Road will dead end into the property.

From Bryan/College Station: Head S out of Bryan/College Station on St Hwy 6. Exit St Hwy 6 onto St FM 3090 N. Head down St FM 3090 N approximately 9 miles and turn left onto County Rd 401. County Road will dead end into the property.



EXCLUSIVELY LISTED BY

Clark Isenhour

Matt Bathe

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Scott Lovett

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John R. Clark

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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.

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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Charles Bathe	770632	matt@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

