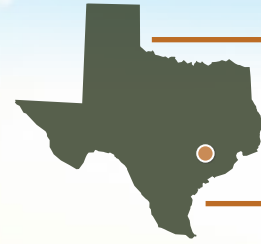


± 7,269 ACRES

GENERATIONAL LAND OPPORTUNITY



2-G RANCH

COLORADO COUNTY, TEXAS



The Opportunity

2-G RANCH

The 2-G Ranch presents a rare opportunity to acquire one of the largest ranches in the heart of the Oak-Prairie Wildlife District (Post Oak Savannah). Formerly a cattle and recreational hunting ranch, complemented by decades of oil & gas development and production, the ranch spans 7,269 acres, making it one of the largest ranches in Colorado County and all southeast Texas.

With ownership dating back over 82 years, this legacy estate enjoys one of the highest elevations in the region and some of the most beautiful, natural landscapes in the area, hardly an hour drive from Houston's west side and a little over three miles south of the historical town of Columbus.



Beautiful terrain with gentle sloping topography, and natural hardwoods throughout.



Among the largest ranches within an hour's drive from Houston.



Abundant wildlife: whitetail deer, migratory dove, and waterfowl, feral hogs, turkey and fish.



Supportive of cattle operations with existing barns, pens, windmills and water wells.



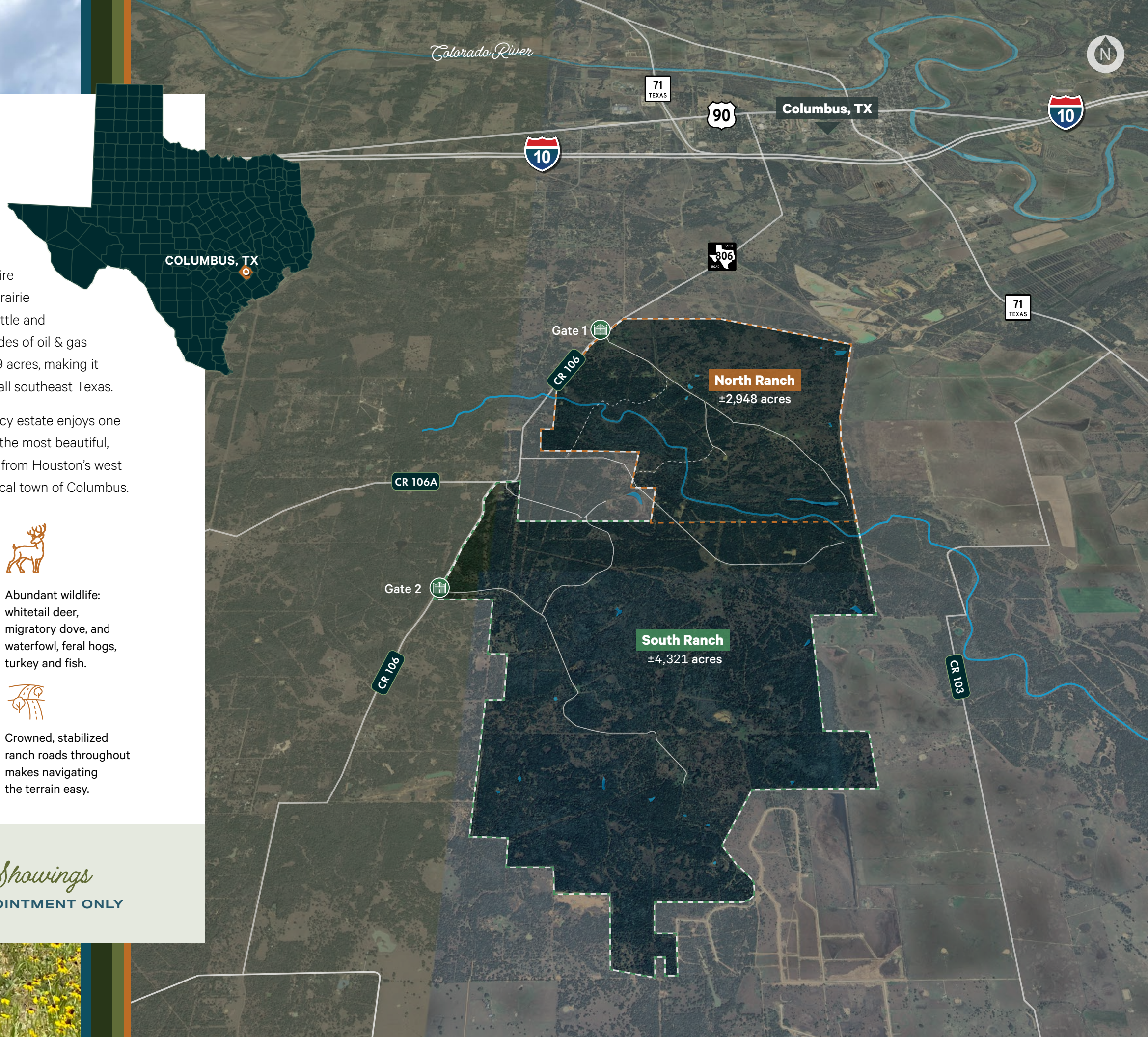
Minutes from Columbus, Texas for essentials, and a short drive from major Texas Metros.



Crowned, stabilized ranch roads throughout makes navigating the terrain easy.

 Pricing
CONTACT BROKER

 Showings
BY APPOINTMENT ONLY





PROPERTY DETAILS

2-G Ranch's varied terrain is populated with an abundance of mature hardwood varieties (Live Oak, Post Oak, Water Oak, Pecan, Cedar, Maple), brush (Scrub Oak, Yaupon, Mesquite, Huisache, Macartney Rose), and rolling pastureland nestled alongside seasonal creeks and ponds.

The Ranch supports year-round and migratory wildlife, such as whitetail deer, feral hogs, migratory birds (duck and dove varieties), fish and occasionally, wild turkeys, making it appealing to both outdoor enthusiasts and ranchers alike.

Crowned, stabilized ranch roads ease navigation among the stunning, rolling topography sporting elevations of 300 feet above sea level, as well as tributaries of Skull Creek and other wet- and dry-weather creeks, bottom sloughs and ponds.



Member of Colorado County Wildlife Management Association



Two residential homes (minimal contributory value)



Minerals excluded; surface rights retained on existing leases



Dry utilities along CR 106 provided by San Bernard Electric



Agricultural Exemption (native pastureland/timber)



Various natural gas pipelines (Enterprise Products, Gulf Coast Energy, Milagro Exploration)



Portions of Ranch within floodplain/freshwater wetlands



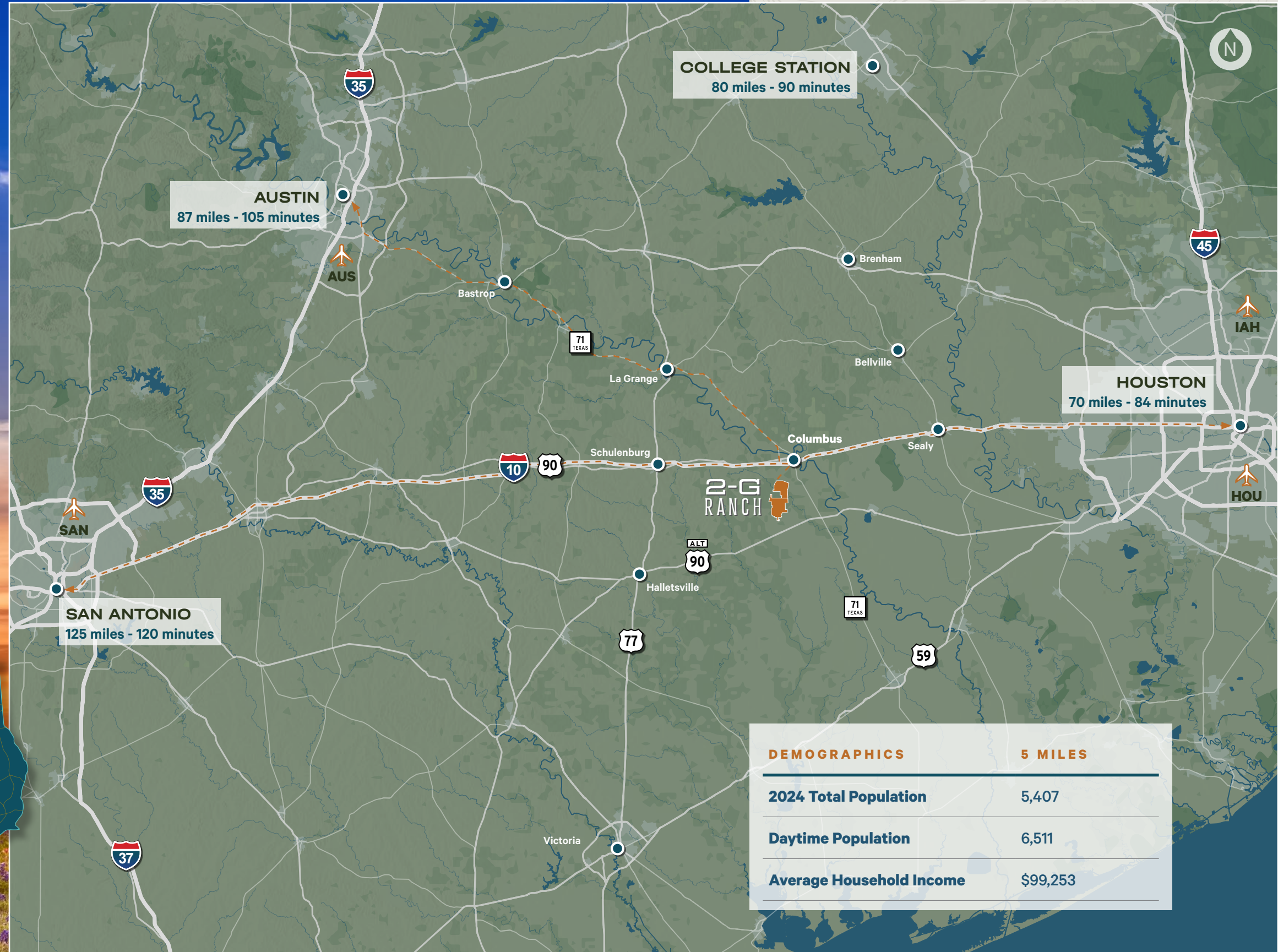
MILLER CREEK TRAVERSING RANCH



Location

COLORADO COUNTY

Columbus is a relaxing small-town sanctuary, and the County Seat for Colorado County. It is located within the rapidly growing Texas Triangle area—the mega region encompassing Texas’s major cities: Houston, Austin, San Antonio, and Dallas/Fort Worth, and is situated only 70 miles west of Houston, 87 miles south of Austin, and 125 miles east of San Antonio.



DEMOGRAPHICS	5 MILES
2024 Total Population	5,407
Daytime Population	6,511
Average Household Income	\$99,253

Location

COLUMBUS TEXAS

Columbus is known as the “Home of Live Oaks and Live Folks”, a motto that has stayed true in describing both the timeless natural beauty of the town as well as the vibrant hospitality of its inhabitants.

The charming city is located in southeastern Texas, serving as the county seat of Colorado County. With a population of around 3,699 as of the 2020 census, Columbus sits right in the “sweet spot” of Texas. Located on the lazy bend of the Colorado River at the crossroads of I-10 and Hwy 71, you can get to Houston, San Antonio, or Austin within a short drive while still being able to enjoy a slower-paced, small-town way of life.

Columbus has a rich history dating back centuries. Columbus is on the site of the legendary Indian village of Montezuma where in 1821 members of Stephen F. Austin’s Old Three Hundred began arriving in the area.

Ad Valorem Taxes (Proposed 2024)

Columbus ISD	\$0.88
Colorado County	0.48
Colorado Co GCD	0.01
Total	\$1.37



Columbus grew steadily after World War II, as the local economy became increasingly focused on recreational activities. For Columbus this focus centered on historic buildings and a down-home atmosphere. In 1961 a group of civic leaders organized the Magnolia Homes Tour, a nonprofit organization established to preserve the unique local culture, traditions, and heritage of Columbus as embodied in its historic buildings. Tours have included the Stafford Opera House, the Senftenberg-Brandon House Museum,

the Alley Log Cabin Museum, the Dilue Rose Harris House Museum, and the Mary Elizabeth Youens Hopkins Santa Claus Museum. Other historic buildings in the area include the Confederate Memorial Museum, in the brick-based Water Tower (1883), and the Colorado County Courthouse (1891).

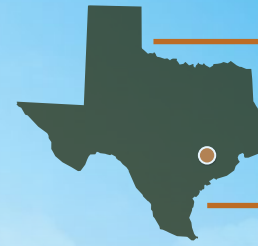
As of 2023, Columbus professes a population of 3,683 people, 92% of which are in households and 74% in families, with an average home value at \$249,687.

NEARBY AMENITIES



± 7,269 ACRES

GENERATIONAL LAND OPPORTUNITY



2-G RANCH

COLORADO COUNTY, TEXAS

FOR MORE INFORMATION

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CBRE

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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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date