



Ranch For Sale



Smith Patterson Branch Ranch

Autumn Crawford-Selph
Licensed Realtor
autumn@wcorealestate.com
512.808.8538

WILLIAMS & CO REAL ESTATE
918 AVE J LUBBOCK, TX 79401

Ranch For Sale



WILLIAMS & CO
COMMERCIAL REAL ESTATE

702 SLATER ROAD - SMITH PATTERSON BRANCH RANCH



PROPERTY DESCRIPTION

Welcome to an extraordinary opportunity to own The Smith Patterson Branch Ranch, a spectacular property located in the heart of Coryell County, Texas. With 805 acres of diverse terrain, this ranch offers an unparalleled opportunity to enjoy the best of Texas living.

Enjoy the breathtaking beauty of wooded valleys, plains, and a spring-fed creek that runs through the southwest part of the property. This ranch is perfect for hunting enthusiasts, with plentiful opportunities to hunt deer and hogs, as well as a wealth of other wildlife. The ranch also features stock tanks that provide water year-round for both livestock and wildlife.

This ranch boasts a 2000 square foot farmhouse, built reportedly in 1915, that exudes charm and character.

This property offers a rare chance to own a piece of Texas history, with endless possibilities for hunting, ranching, or simply enjoying the beauty of the great outdoors. Don't miss your opportunity to make this incredible ranch your own. Contact us today to schedule a tour and discover the endless possibilities this property has to offer.

LOCATION DESCRIPTION

Approximately 18 miles SW of Gatesville, TX
Approximately 55 miles SW of Waco, TX
Approximately 28 miles NE of Lampasas, TX
Approximately 96 miles North of Austin, TX

PROPERTY HIGHLIGHTS

- OLD ROCK GARAGE, LIVESTOCK SHED, SET OF CORALS
- TWO STOCK TANKS
- PAVED ENTERANCES ON THE NORTH AND SOUTH OF PROPERTY
- TWO WATER METERS ON PROPERTY

OFFERING SUMMARY

Sale Price:	\$5,635,000
Lot Size:	805 Acres

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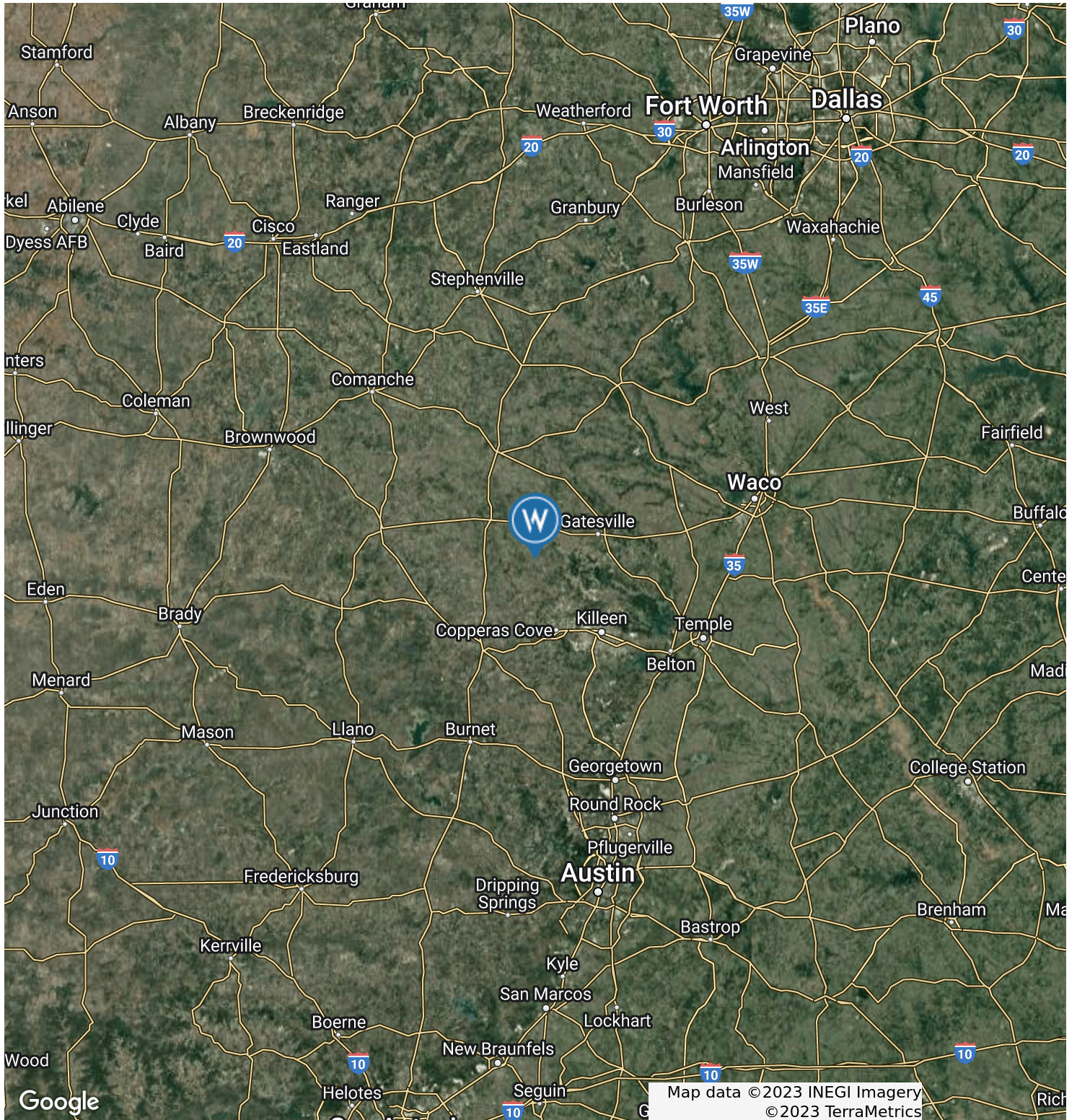
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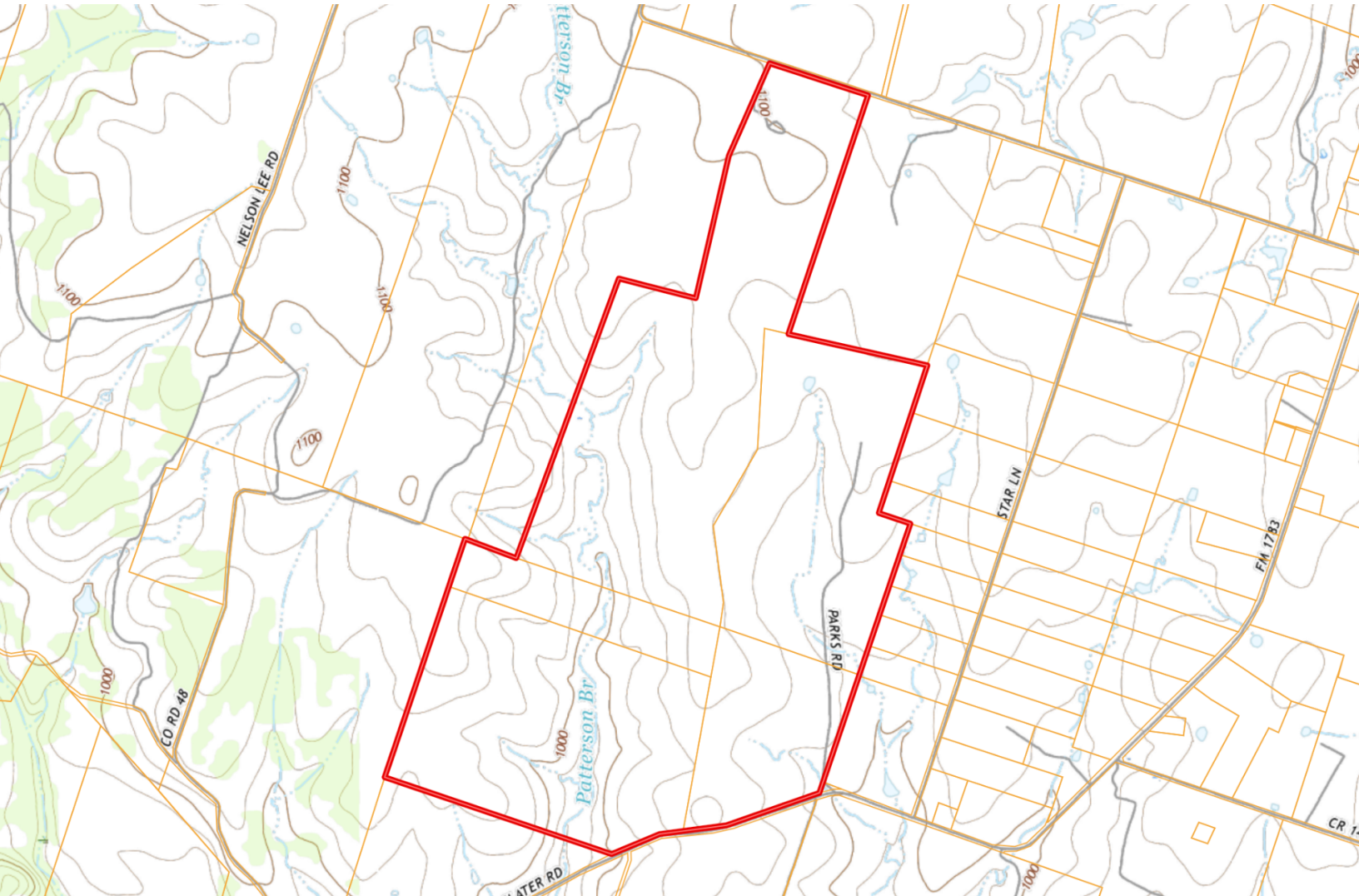
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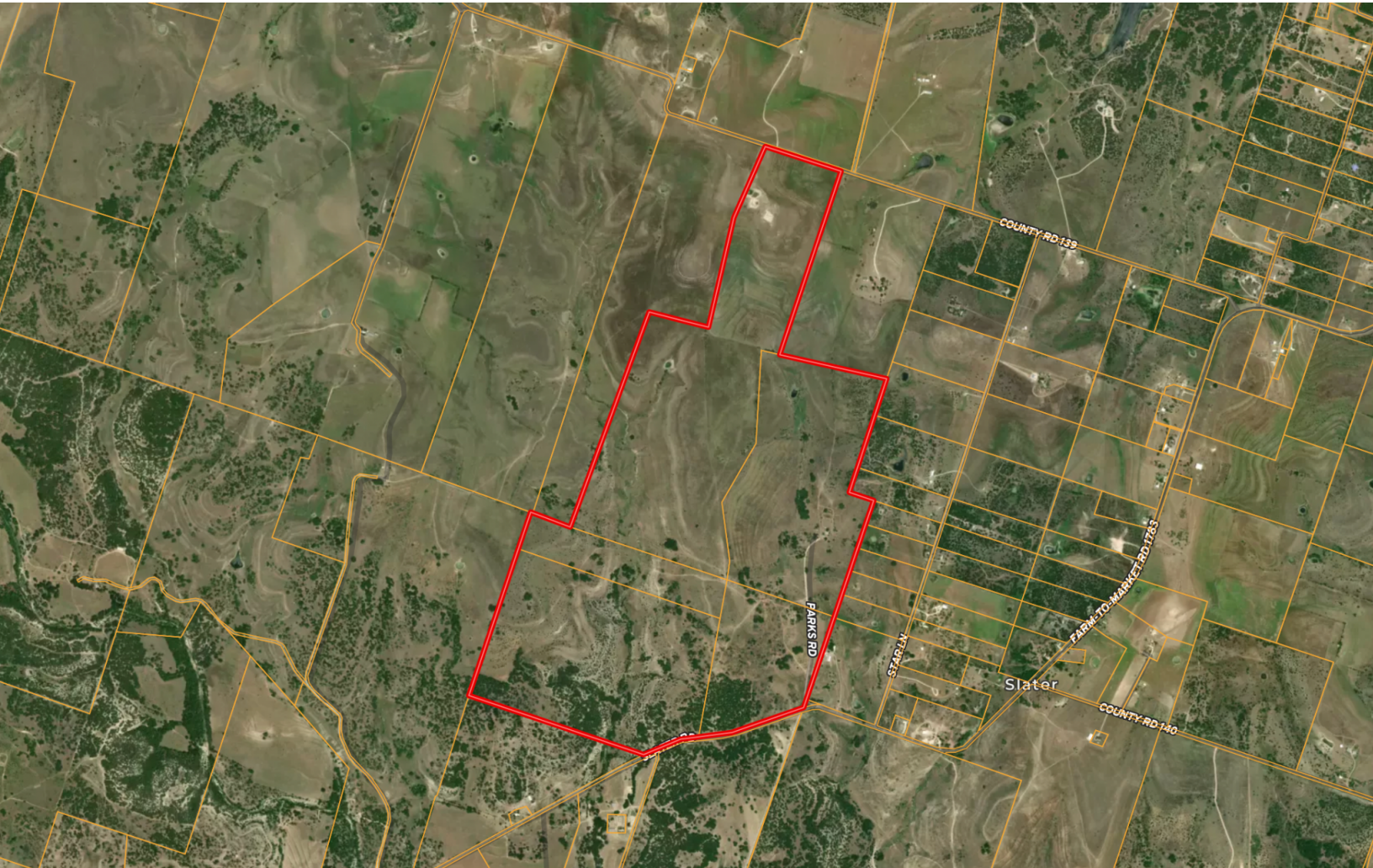
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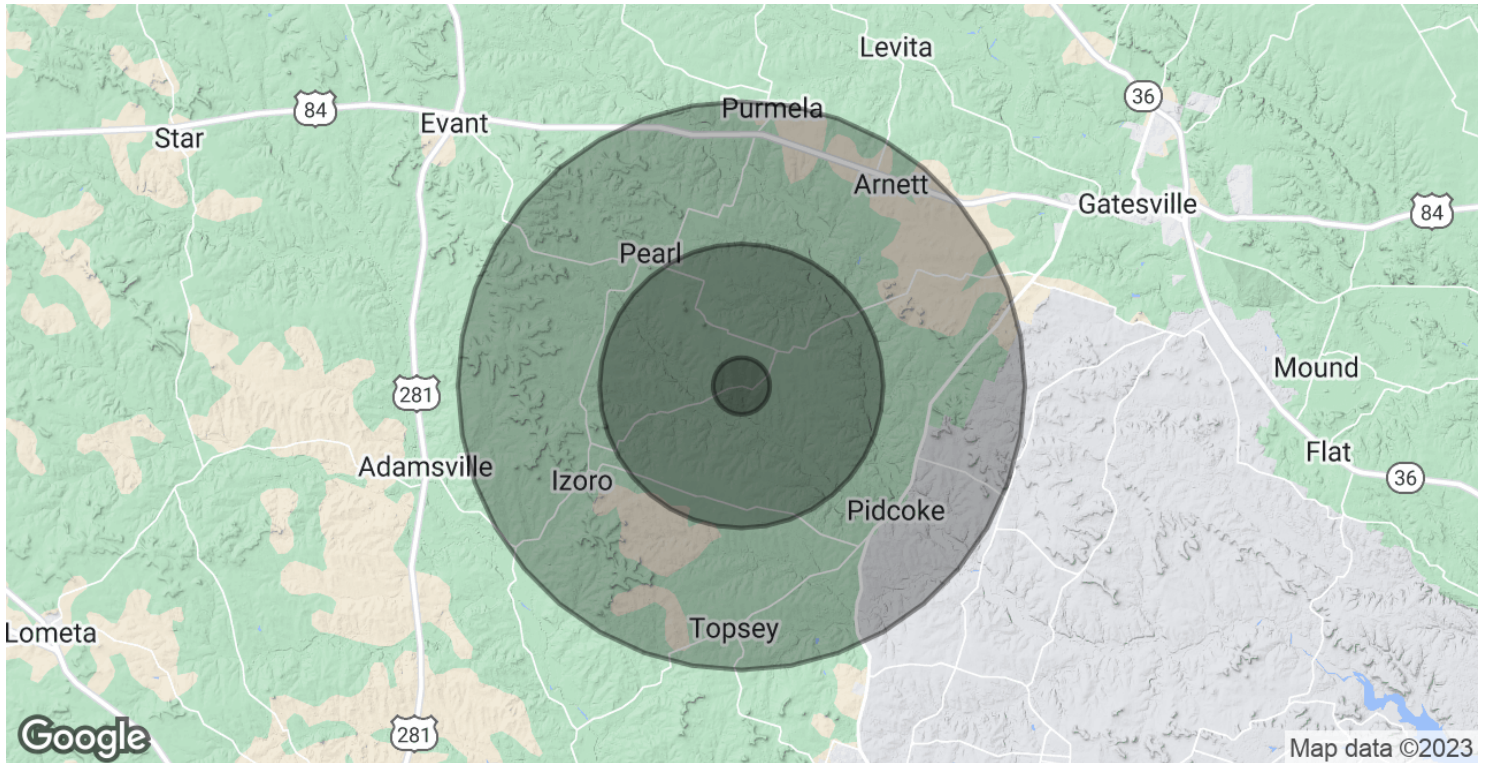
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	26	669	3,996
Average Age	45.8	45.7	42.7
Average Age (Male)	46.4	46.3	42.8
Average Age (Female)	44.2	44.0	41.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	13	333	1,735
# of Persons per HH	2.0	2.0	2.3
Average HH Income	\$97,123	\$95,491	\$82,857
Average House Value	\$158,836	\$159,625	\$185,127

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Williams & Company Real Estate - Autumn Selph	9006022	dan@wcorealestate.com	(806)777-1310
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dan Williams	550528	dan@wcoreaestate.com	(806)777-1310
Designated Broker of Firm	License No.	Email	Phone
Dan Williams	550528	dan@wcorealestate.com	(806)777-1310
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Autumn Crawford- Selph	683015	autumn@wcorealestate.com	(806)500-9594
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date