

## Ranch on Irons Creek | Pattison, Texas | \$8,000,000



### Executive Summary

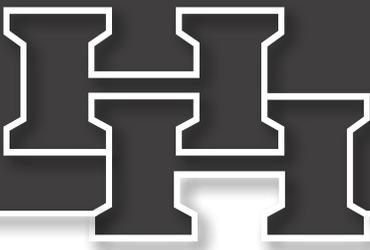
The Ranch on Irons Creek presents a rare opportunity to own a large block of agricultural land positioned directly in the path of progress. Ideally located just west of Katy and Brookshire, the ranch sits along the Brazos River and includes a portion of Irons Creek. The property encompasses approximately 525± acres of well-drained terrain along Farm-to-Market (FM) 1458, only two miles upstream from the I-10 bridge over the Brazos River. With roughly 745± feet of road frontage, the land gently slopes toward a mature pecan orchard on Irons Creek and across open pasture, wooded areas, and scattered timber stretching to the river's edge.

Conveniently accessible, the ranch lies just 8.3 miles from Exit 731 on I-10 West via Brookshire and Pattison along 359 and FM 1458. Its native pecan orchard, fertile soils, river frontage, proximity to west Houston, and current agricultural exemption make it an exceptional candidate for a long-term transitional hold. With existing cross fencing, limited improvements, and straightforward operations, ownership costs remain low.

Elevations range from approximately 130 feet above mean sea level (MSL) on the northern end down to about 100 feet near the river. The property includes roughly 1,900 feet of boundary along Irons Creek and nearly two miles of primarily wooded Brazos River frontage. At normal flows, the riverbank provides excellent accessibility. Rich in Texas history, the land includes remnants of the Texas Western Narrow-Gauge Railroad, likely former spurs or main line, including possible remnants of a river bridge serving Sealy. Today, the elevated rail beds function as practical pasture roads, improving wet-weather access. This is historic generational ranch ownership.

The ranch is currently divided into five pastures, including a 25-acre improved Bermuda hayfield that requires minor brushwork. Two water wells serve the ranch and tenant house, and electricity extends into the central portion of the property.

Waller County continues to experience broad growth in manufacturing, distribution, public services, and food processing, further strengthening the area's economic foundation. Within this dynamic submarket, Ranch on Irons Creek stands out as a premier agricultural investment. Buy it, ranch it, hold it, and watch its long-term potential unfold.



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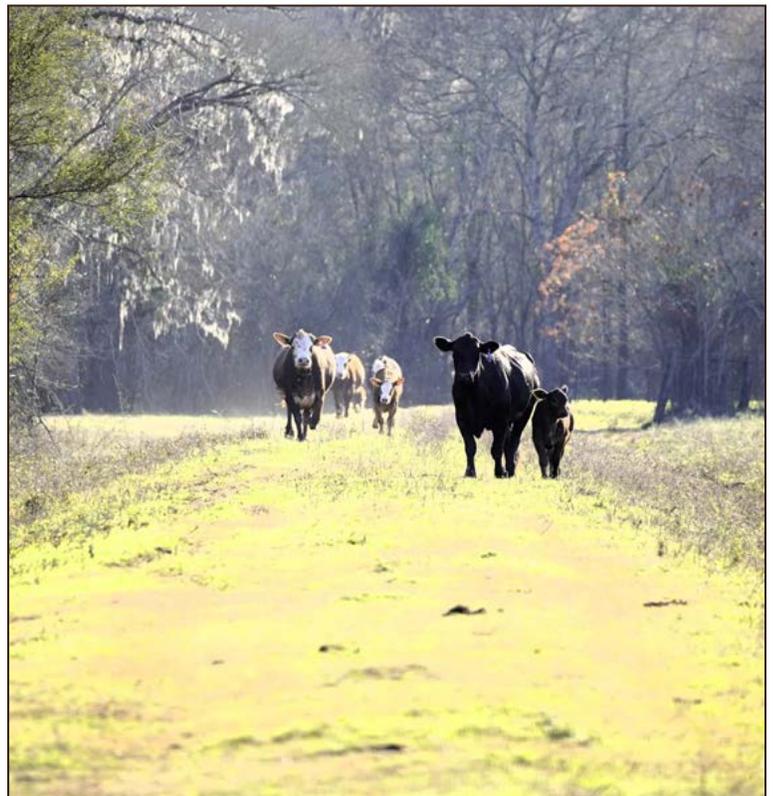
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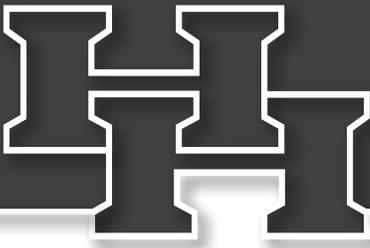
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## Just The Facts

- 525± deeded acres will require a new survey
- Located near Brookshire and Pattison on the I-10 corridor
- Two gated accesses on FM 1458
- Located 19± miles from Grand Parkway Highway 99
- 1D1 agricultural special use valuation is currently in place
- Two water wells
- Structures are of minimal contributing value and easily relocated
- Elevations approximately run from 100-130 feet above MSL





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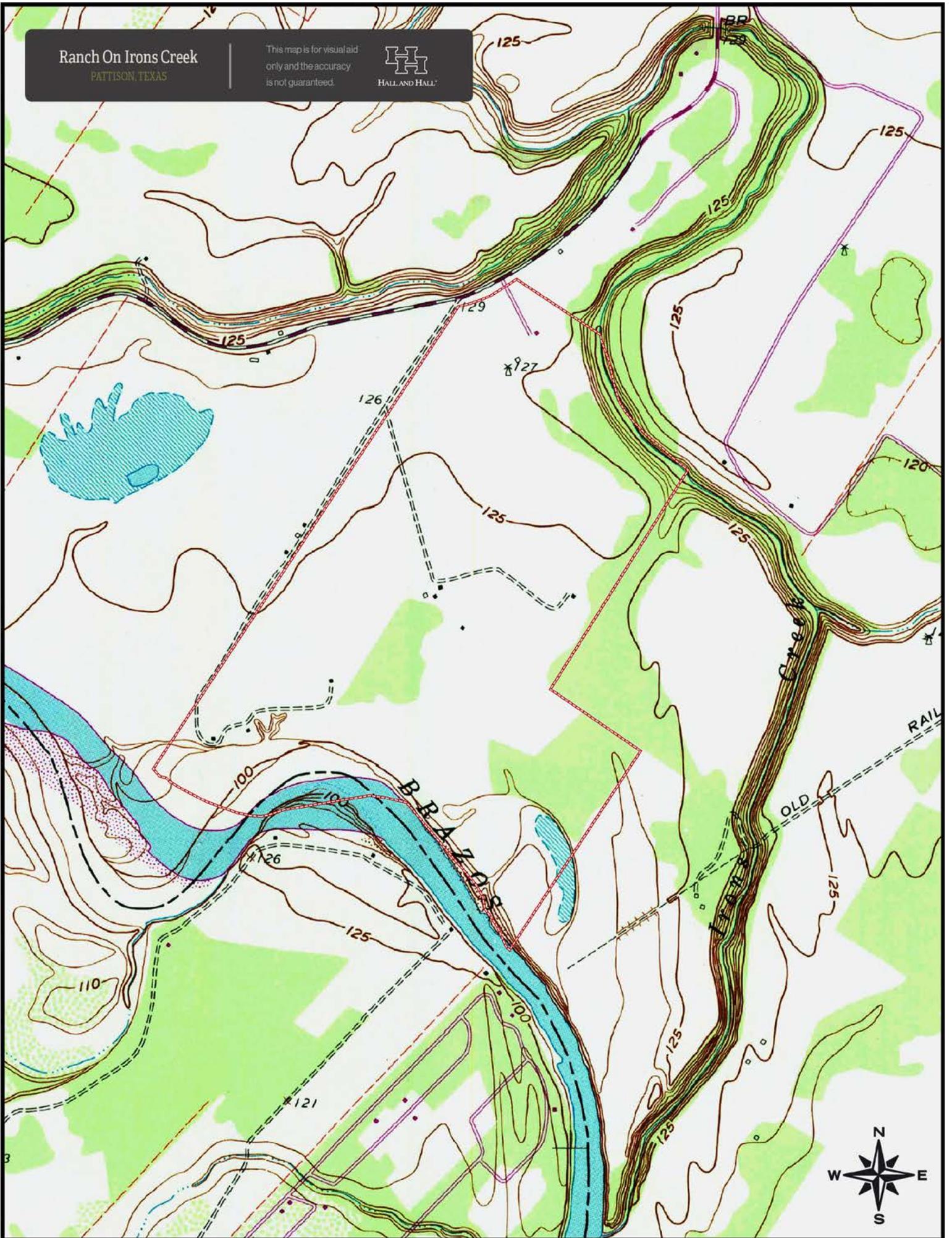
Ranch on Irons Creek  
PATTISON, TEXAS

This map is for visual aid  
only and the accuracy  
is not guaranteed.



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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. **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.

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Buyer/Tenant/Seller/Landlord Initials

Date