



RIVERSTONE
LAND AND RANCH

TBD LCR 705
Kosse, TX 76653



PROPERTY DESCRIPTION

This 32-acre property in Kosse, TX offers a peaceful, mostly wooded setting for building, recreation, or investment. With an Ag Exemption in place, enjoy reduced property taxes and endless possibilities for livestock, farming, or hunting. Just a short drive to town, this land combines privacy and convenience. Don't miss out on this beautiful piece of Texas!

PROPERTY HIGHLIGHTS

- Unrestricted Wooded Tract with Potential for Mixed Use
- Less than 5 Minutes from Kosse
- Centrally Located Near Waco, Temple, and Bryan-College Station
- ±520 Feet of LCR 705 Frontage
- Ag Exempt

OFFERING SUMMARY

Sale Price:	\$259,200
Lot Size:	±32 Acres





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BRIAN BULLINGTON
Advisor

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Limestone County



Lake Limestone

Lake Limestone is a serene and popular destination for outdoor enthusiasts and nature lovers. Spanning over 13,680 acres, this reservoir is managed by the Brazos River Authority and serves as a vital water source for the region. Known for its tranquil waters and lush surroundings, Lake Limestone offers a variety of recreational activities, including fishing, boating, and camping. Anglers are particularly drawn to the lake's abundant populations of largemouth bass, catfish, and crappie. Positioned in the heart of Central Texas, Lake Limestone is a peaceful retreat that provides a refreshing escape from the hustle and bustle of city life.

Charming Communities

Limestone County is home to a collection of small towns that offer a glimpse into the region's rich history and tight-knit community spirit. The county seat, Groesbeck, serves as the central hub, known for its charming downtown area and the historic Limestone County Courthouse. Nearby, Mexia boasts a unique blend of cultural heritage and Southern hospitality. Smaller towns like Coolidge, Thornton, and Kosse each have their own distinct character, offering a quieter pace of life amidst the scenic landscapes of Central Texas. These towns, while modest in size, are rich in tradition and provide a welcoming atmosphere for residents and visitors alike.

Centrally Located

Limestone County is strategically positioned between several of the state's major cities, offering the perfect blend of rural tranquility and urban accessibility. Located about 100 miles south of Dallas, 140 miles north of Houston, and 110 miles northeast of Austin, the county provides easy access to these bustling metropolitan areas. Just 40 miles east of Waco, Limestone County serves as an ideal spot for those seeking a peaceful escape while remaining within reach of Texas's major urban centers.



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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.

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Date