



PIN OAK CREEK RANCH

| 30° 08.35' N |

| 97° 55.12' W |



PROPERTY DESCRIPTION

Located just 3.4 miles south of Giddings on Highway 77, Pin Oak Creek Ranch offers 108.96± acres with an ideal combination of improved pasture, mature woods, water features, and highway frontage.

The ranch is approximately 36.5 acres wooded, with mature tree cover concentrated along wet-weather Pin Oak Creek to create a natural corridor through the property. The balance consists primarily of improved pasture well suited for cattle grazing and hay production. Two stock ponds provide additional water features, and the property is fully fenced and cross-fenced.

Topography is generally level to gently rolling, with elevations ranging from approximately 430 feet along Pin Oak Creek to 470 feet near Highway 77. The mix of open pasture, mature timber, and creek bottom gives the ranch enough variation to remain visually interesting while retaining the utility of predominantly open, usable land.

Location is one of the property's strongest attributes. Downtown Giddings is less than five minutes away, Austin is approximately one hour to the west, and Houston is just under two hours to the east.

With more than 1,200 feet of frontage along Highway 77, Pin Oak Creek Ranch also offers potential beyond its current agricultural use. The highway frontage may lend itself to future commercial or investment opportunities while allowing the balance of the acreage to remain in agricultural production.

Whether the objective is ranching, recreation, investment, or a long-term hold positioned along a major Central Texas corridor, Pin Oak Creek Ranch offers a combination of location, usability, and future potential that is increasingly difficult to replicate.

PRESENTED BY



CLAYTON WATSON

Founder | Land Specialist

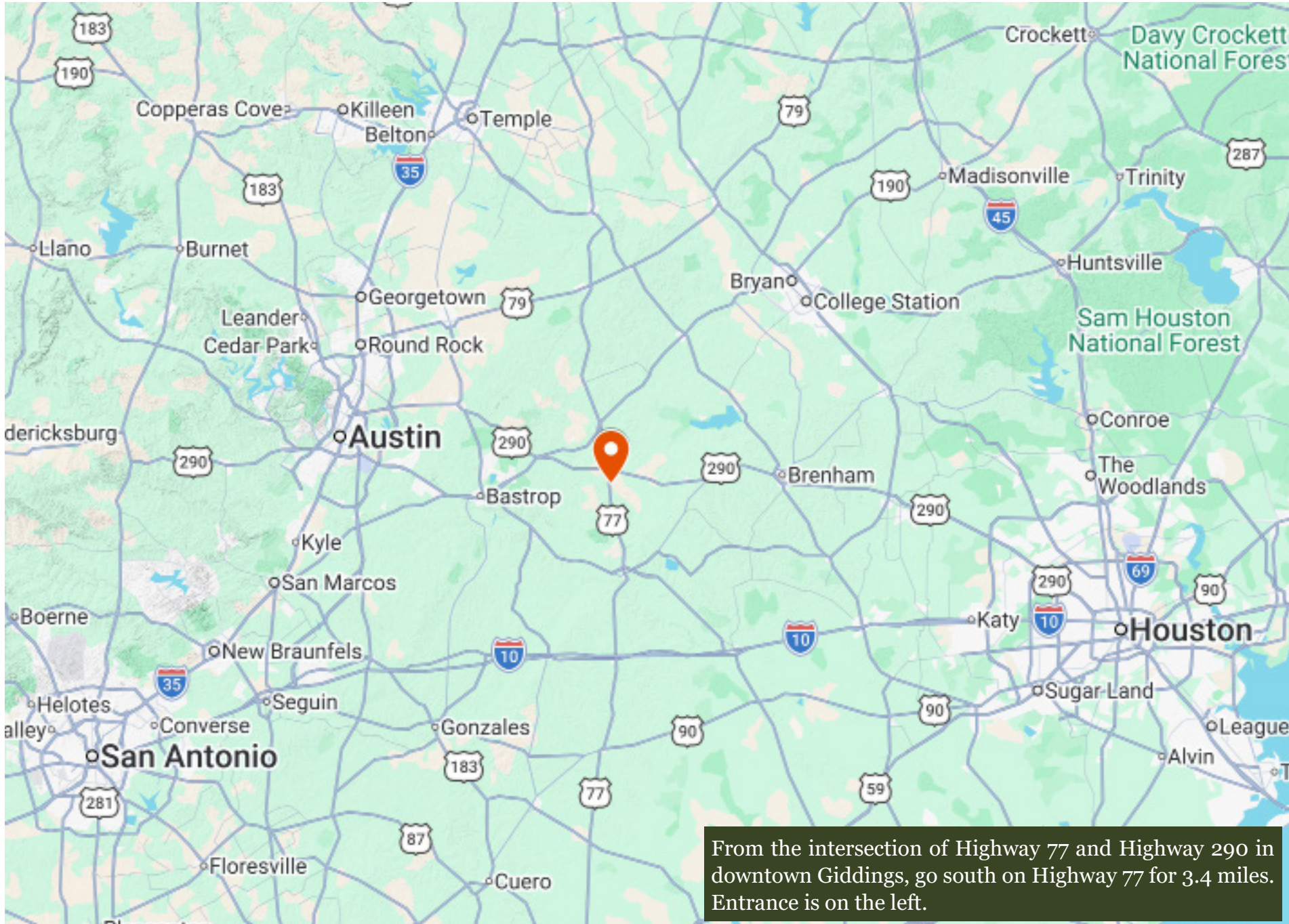
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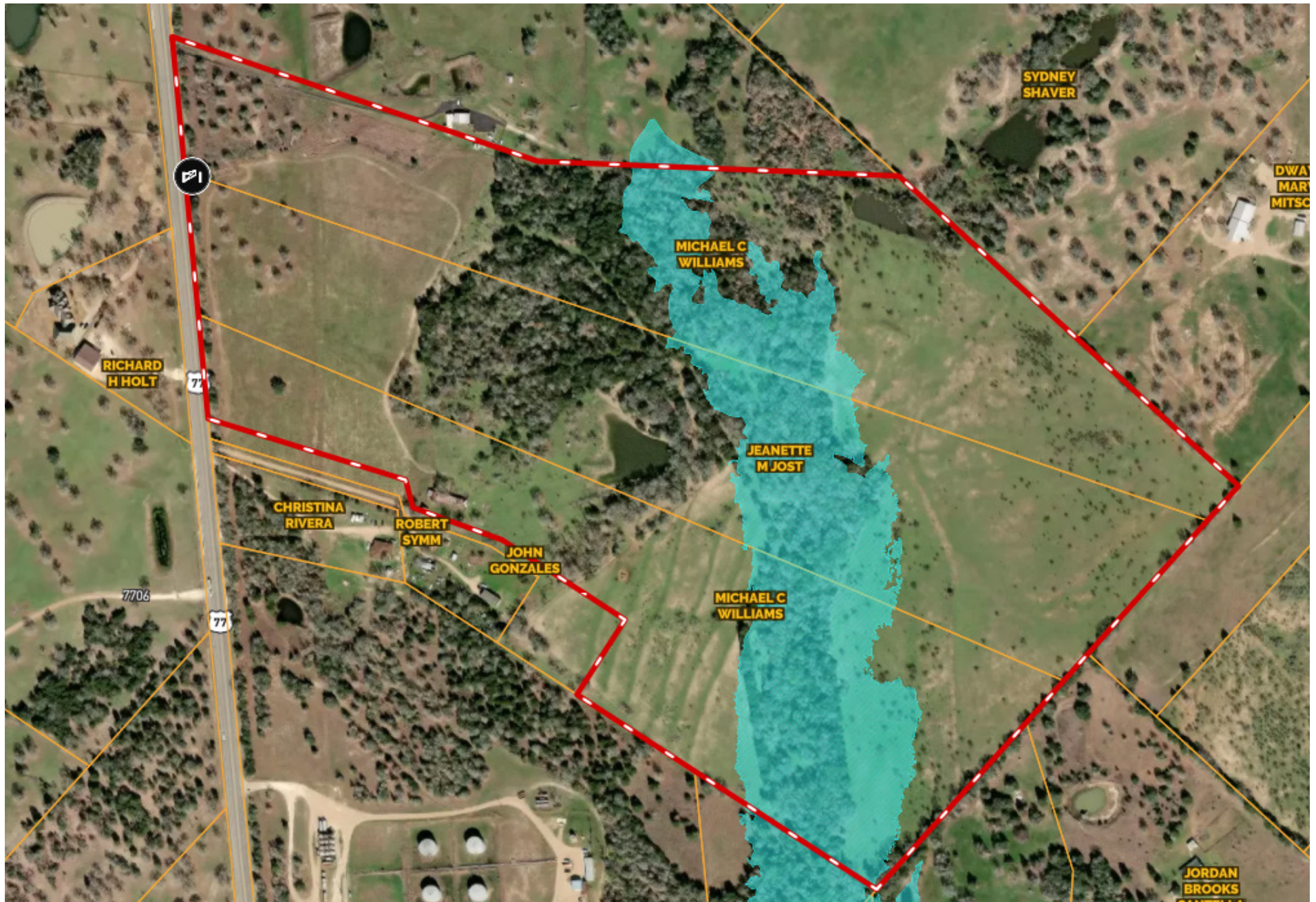
LOCATION





PROPERTY MAP

[Click here to view map](#)









IMPROVEMENTS

Improvements include two stock tanks and perimeter barbed-wire fence. The property is also cross-fenced into multiple pastures, allowing for efficient cattle rotation.

TOPOGRAPHY

The property features predominantly level terrain, with gentle elevation changes ranging from approximately 430 to 470 feet. Wet-weather Pin Oak Creek bisects the ranch from north to south, creating a natural corridor surrounded by approximately 36.5 acres of mature tree cover. The remaining 72± acres consist primarily of improved pasture utilized for cattle grazing and hay production.

UTILITIES

Water service is available through Lee County Water, with a meter and tap fee of approximately \$7,200. Alternatively, a private water well may be drilled, subject to the rules and permitting requirements of the Lost Pines Groundwater Conservation District. Electricity is available along the Highway 77 frontage.

The existing 1999 survey does not depict any recorded easements; however, Railroad Commission of Texas mapping indicates a gas pipeline crossing the property near Highway 77. Buyers should independently verify the location and status of any associated easements.

TAXES

The property currently benefits from a 1-d-1 Agricultural Use Appraisal (commonly referred to as an “ag exemption”) based on its historical use for cattle and hay production. The prior grazing lease concluded in December 2025, and the property has since been intentionally rested from grazing to allow the pastures to recover and improve overall forage condition.

MINERALS

All minerals owned by the Sellers are intended to be retained. However, the Sellers may consider conveying a portion of their mineral interest and/or negotiating a surface use waiver in connection with an appropriately priced offer.





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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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