

# FOR SALE

1948 Southern Style Mansion  
Located on 1.496 Acres MOL  
Marlin, Falls County, TX 76661

## \$249,900

For a virtual tour and investment offering go to: [www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)



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## **Property Highlights**

**Location** –903 Rock Dam Road Marlin, Falls County, TX. From the intersection of Loop 340 and Hwy 6 in Waco travel south Hwy 6 for 20.53 miles. Take the BUS Hwy 6 Exit off Hwy 6 towards Marlin for one third of a mile and turn right onto FM 2117/ Rock Dam Road. Travel one third of a mile the property is located on the left. Located just 20 minutes from Waco, approximately 1 hour from College Station, 2 hours from Fort Worth, Texas, 1 hour 45 minutes from Austin and 2 hours 15 minutes from Houston.

**House** – Built in 1948 (per owner) consisting of 4700 sq ft (per owner) with three bedrooms and two baths this plantation style home has some unique features. The kitchen features stainless steel counter tops with new Elite GE stainless steel appliances with two pantry areas for extra storage. A built in buffet and breakfast are also included in the kitchen. A spacious sun room with bead board ceilings and a skylight are located off kitchen. The home includes a formal living room, formal dining, informal living, and guest bedroom downstairs. Upstairs there is a guest bedroom, master bedroom, and a living / study area that can be converted into a fourth bedroom. All bedrooms upstairs have a balcony view. There is a full length porch off the front entrance of the house. All windows upstairs and down are decorated with plantation style real wood shutters. The house includes a four car garage.

**Water** – City of Marlin services the area and there is one active meter on the property. There are two wells on the property one that is active and one inactive. Active well is used for watering the yard and landscaping.

**Electricity** – Oncor services the area and there is one electric meter on the property.

**Improvements**– The roofing on the house is made of a rubber substance and is represented by the seller to be a lifetime roof. A large patio/deck accommodates the back yard and is used for outdoor dining and entertainment.

**Landscaping**- Mature live oak and pecan trees decorate the front and back yard of the property. Giant and dwarf crepe myrtle trees are in the front and the back of the house. Various types of shrubs and ferns are scattered throughout the front of the property. Around the large trees in the front yard various varieties of white flowers are planted.

**Easements** – An abstract of title will need to be performed to determine all easements that may exist. Easements known are for utility.

**Showings** - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker actively involved and present at all showings to participate in any co-brokerage commissions.

**Presented At** - \$249,900- \$53.17 per sq ft



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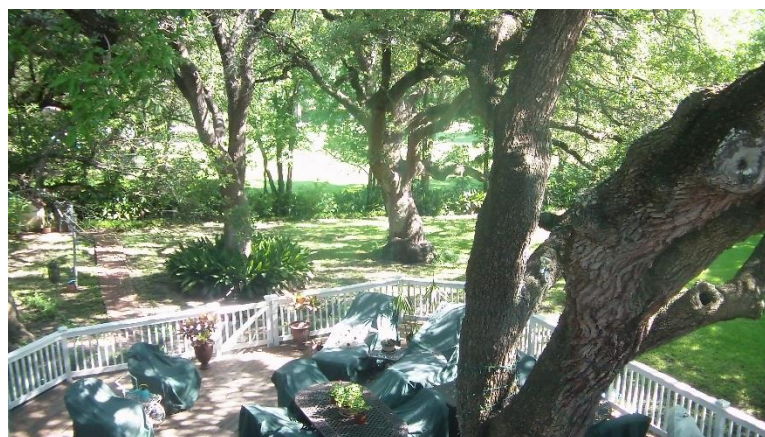
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**Property Pictures**



~"Stewards of Land"  
A DBA of Dube's Commercial, Inc. TREC# 484723

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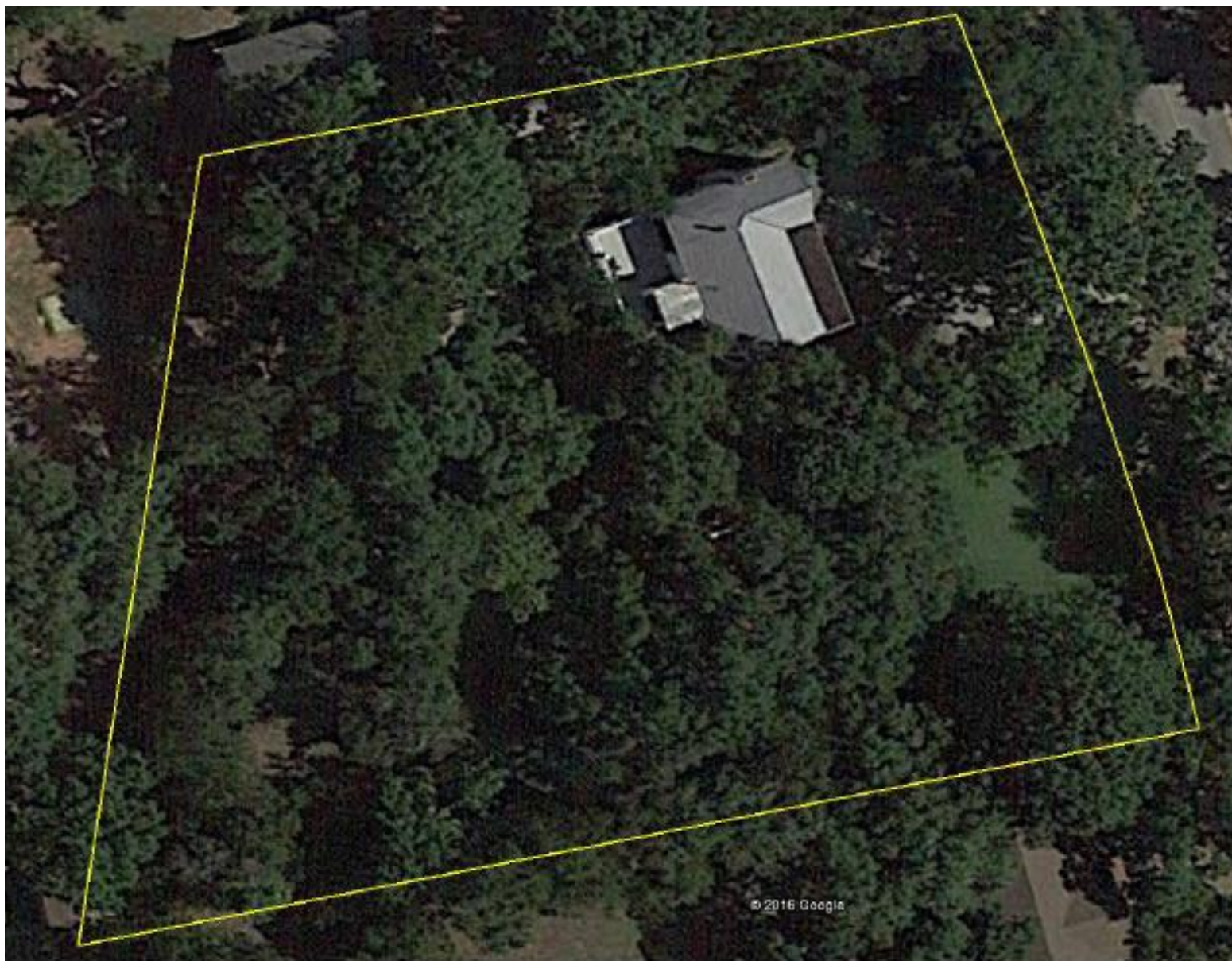
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## **Property Aerial View**



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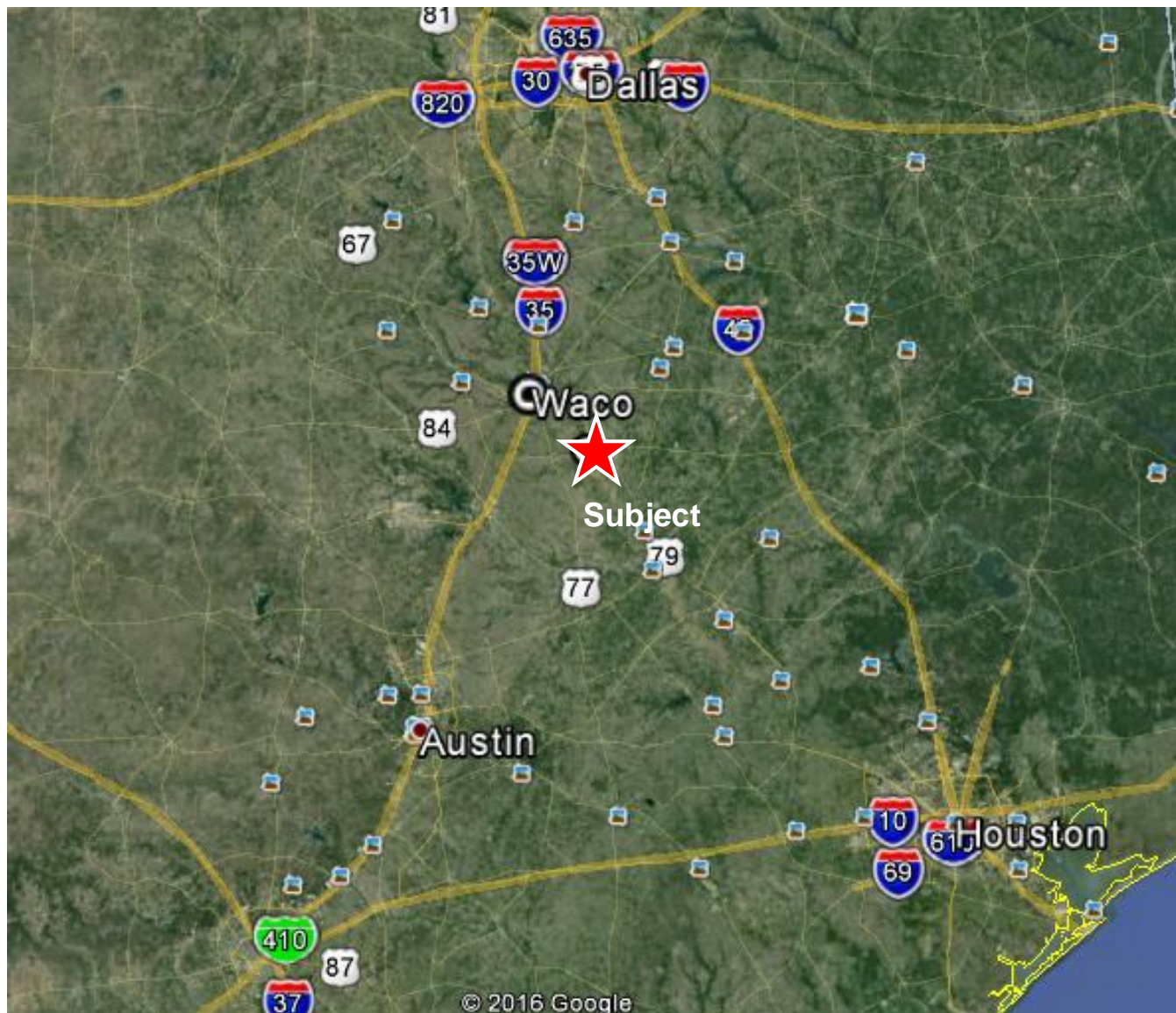
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## **Property Location Relative to DFW, Austin and Houston**



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# Information About Brokerage Services

11-2-2015

*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.

**Buyers who are represented by an agent/broker must have their agent/broker actively involved and present at all showings to participate in any co-broker commissions.**

<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@dubescmercial.com</u>	<u>(512) 671-8008</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubescmercial.com</u>	<u>(512) 671-8008</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubescmercial.com</u>	<u>(284) 803-5263</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Morgan Tindle</u>	<u>644820</u>	<u>morgan@texasfarmandranchrealt</u>	<u>(254) 803-5263</u>
Sales Agent/Associate's Name	License No.	y.com Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

TAR 2501

ABS 1-0

Dube's Commercial Inc 401 Congress Austin, TX 78701  
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Info about Bro

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