

FOR SALE

Mobile Home & 3.03 MOL Acres

100 CR 4026

Lott, Falls County, TX 76656

\$80,000

For a virtual tour and investment offering go to: www.texasfarmandranchrealty.com



Morgan Tindle (Agent)

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Bob Dube (Broker)

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Property Highlights

Location – Only 1 hour 30 minutes from Austin or Dallas, and 1 hour from Bryan-College Station. 30 minutes from Waco. Address is 100 CR 4026, Lott, Texas

Directions – From the intersection of Hwy 77 and Hwy 320 in Lott travel North on Hwy 77 for 1.74 miles turn right onto CR 412. Travel for 0.85 miles then turn right onto CR 4027 stay left on CR 4027 then turn the first right onto CR 4026. Road dead end into property look for the Texas Farm and Ranch Realty sign.

Lot Size – 3.03 acres according to the Falls County Appraisal District

Features - Built in 1996 consisting of 1,152 square feet (per FCAD). Mobile home includes 3 bedrooms 2 baths. With an open kitchen, dining and living room floor plan. Master bedroom suite with adjoining bath room. Separate washer and dryer area. Owner is selling home furnished.

Improvements – A detached workshop.

Utilities - Water City of Lott. Electricity is active service with Heart of Texas Electric Co-op. On site lateral line septic.

Landscaping: Fenced on three sides of the property. Scattered Cedar and Elm trees decorate the back yard.

Current Use – Privately owned. Used for personal residence.

Easements – An Abstract of Title to be performed to determine any easements that may exist

Showings - By appointment only. Buyers who are represented by an agent/broker must have their agent/broker present at all showings.

Presented At: \$80,000.00 or \$69.44 per square foot



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Property Pictures



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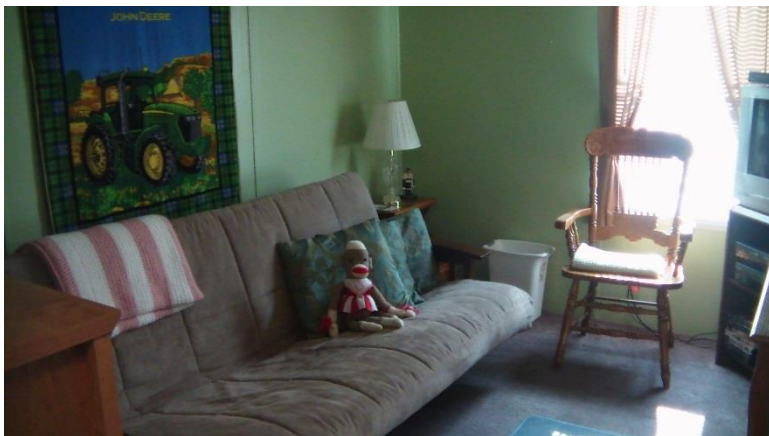
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Property Pictures



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

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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.

<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@texasfarmandranchrealty.c</u>	<u>(284) 803-5263</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	om Email	Phone
<u>Rober Dube</u>	<u>365515</u>	<u>bob@texasfarmandranchrealty.c</u>	<u>(284) 803-5263</u>
Designated Broker of Firm	License No.	om Email	Phone
<u>Robert Dube</u>	<u>365515</u>	<u>bob@texasfarmandranchrealty.c</u>	<u>(284) 803-5263</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	om Email	Phone
<u>Morgan Tindle</u>	<u>644820</u>	<u>morgan@texasfarmandranchrealt</u>	<u>(254) 721-9615</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

TAR 2501

ABS 1-0

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Info about Bro

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