

FOR SALE

Vintage Home

422 Agnes Ave.

Marlin, Falls County, TX 76661

\$99,000

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



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

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Early 1900's Vintage Home on Agnes Street Falls County, Texas

Location – Only 1 hour 30 minutes from Austin or Dallas, and 1 hour from Bryan-College Station. 30 minutes from Waco. Address is 422 Agnes Ave, Marlin, Texas

Directions – From the intersection of Hwy 6 and Hwy 7 in Marlin. Travel west on Hwy 7 for 0.85 miles. Turn left onto FM 147/ Walker Street for approximately 0.52 miles then turn right onto Agnes Street. Travel 0.09 miles and property is on the left.

Lot Size –26,000 sq. ft. or 0.5970 acres according to the Falls County Appraisal District

Features- Built in the early 1900's 3,617 sq. ft. (Per FCAD) two story home with 3 bedrooms, 2 baths, a formal dining area, as well as 4 multipurpose rooms. The master suite is complemented with an original coal burning fireplace. Three downstairs rooms including the living room also have original coal burning fireplaces. The upstairs bathroom includes a claw foot tub. Hardwood flooring throughout the house. House included two central heat and air systems with both being electric.

Foundation – Pier and Beam.

Improvements – New AC unit installed in spring of 2015. Home includes rain gutters.

Utilities- Water and sewer provider is City of Marlin. Electricity is active service with Stream for the house and TXU for backyard light. Natural Gas provider is Atmos.

Additional Property Features- Includes a Northern home alarm system. Outside lighting for the backyard. The backyard is completely fenced with chain link on two sides and a wooden privacy fence on one. The backyard includes an above ground sprinkler system.

Landscaping: Mature live oak as well as elm trees in the front and back yard. Small shrubbery around the front of the house. St. Augustine grass covers the front yard and is scattered throughout 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: \$99,000.00



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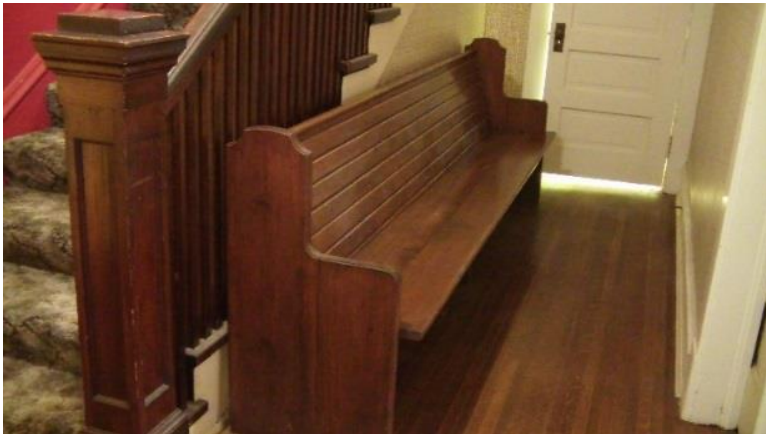
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Property Pictures



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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></u>	<u>(254) 803-5263</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert Dube</u>	<u>365515</u>	<u>bob@texasfarmandranchrealty.com</u>	<u>(254) 803-5263</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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