

FOR SALE

63 ACRE LUXURIOUS RANCH

Grimes County, TX

\$1,575,000

Jacobs Properties

PRICE REDUCED!!



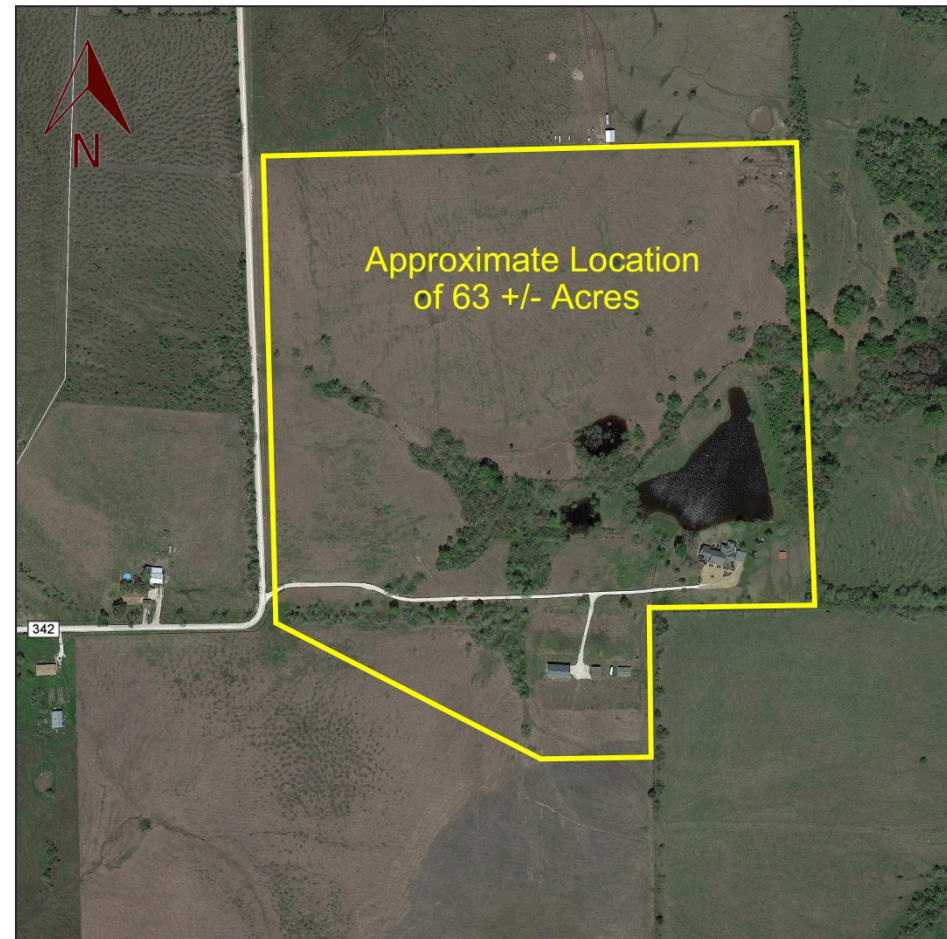
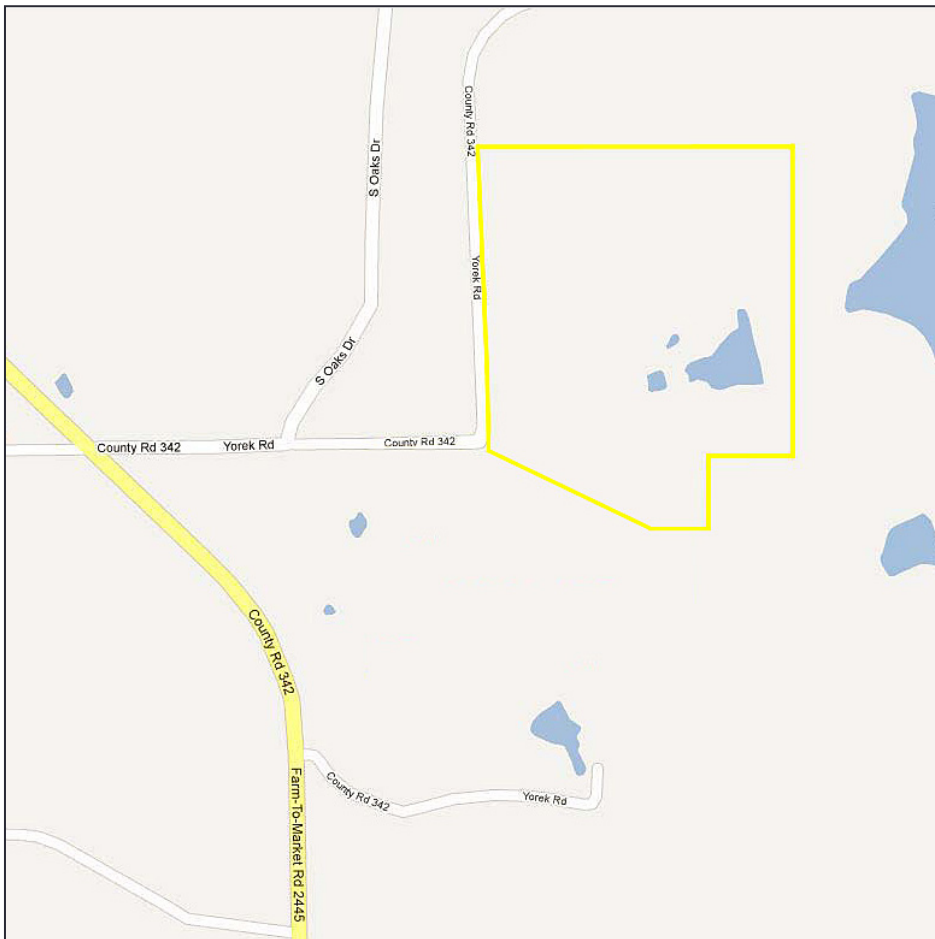
- 63 Rolling Acres
- 6,071 SF Home
- Staff Quarters
- 40'x70' MCI Barn
- 2-Stall Barnmaster Barn
- 3 Wells
- County Road Frontage
- Black Pipe Fencing
- Automatic Gate
- Mineral Rights Available
- Located Between The Woodlands & College Station

936.597.3301
txland.com

Kraft Ranch

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice or prior sale. It is that a purchaser retain an Environmental Consultant for advice regarding environmental issues which may or may not affect the subject property for which the agent makes no representation or warranty, implied or otherwise.

From Highway 105 in Montgomery – go West on Hwy. 105 approximately 15.5 miles to FM 2445. Go North on FM 2445 approximately 1.55 miles to CR 342. Turn right on CR 342. Go approximately .4 miles to property on right.



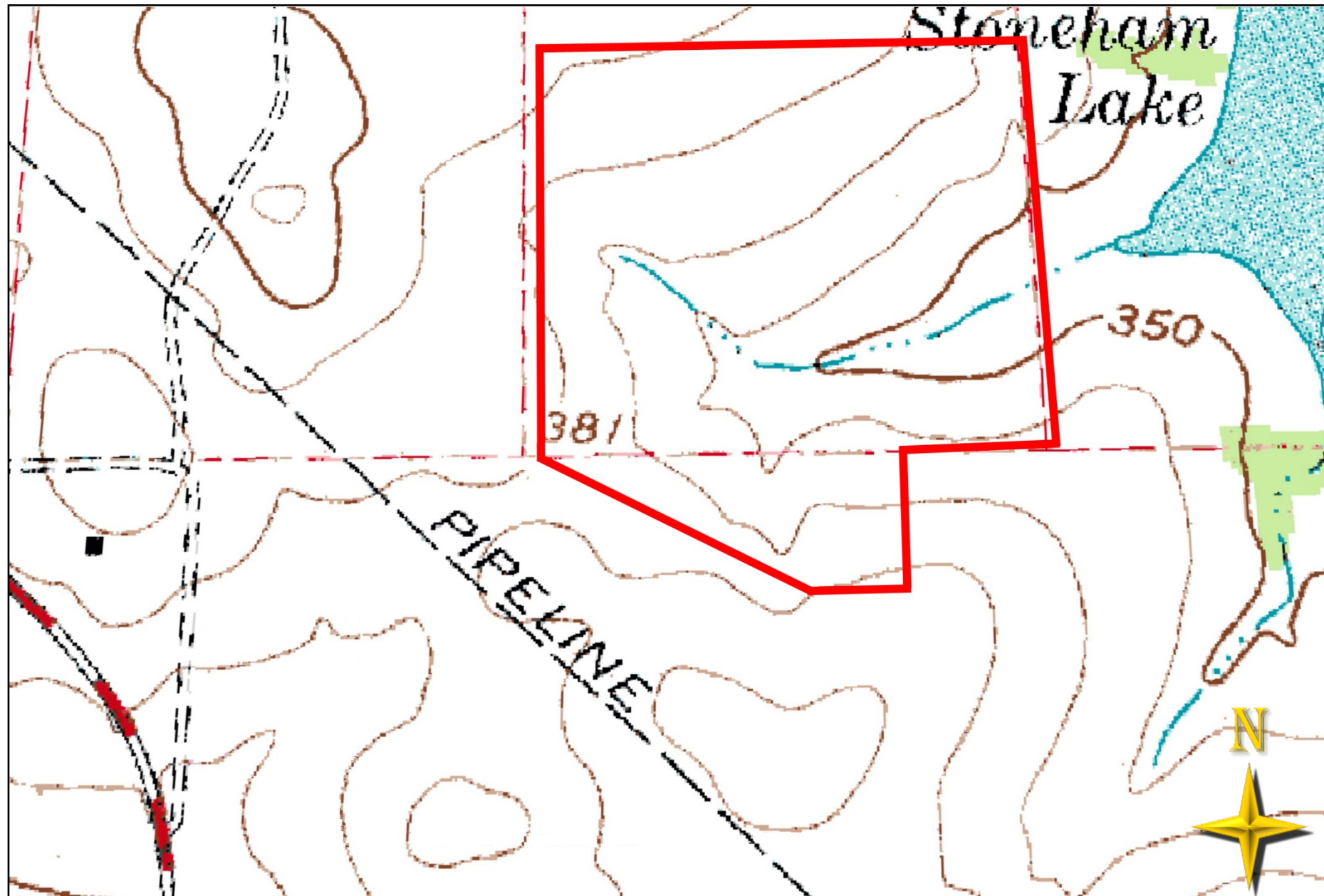
Property boundaries and measurements are approximate and are intended for illustration purposes only



Kraft Ranch has 63 beautiful rolling acres, located between The Woodlands and College Station. This elegant 6,071 square foot country French home which was built in 2003 and renovated in 2008, offers formal living and dining rooms, den, game room, study, and guest quarters. The tan rustic marble floors, high ceilings, large windows and extensive wood work are just a few of the luxurious details that add to the beauty of this home. The master suite with bay windows overlooking the lake is located downstairs, while two bedrooms and the game room are upstairs. The spacious kitchen has stainless Viking appliances, including 72" fridge, microwave, and gas cooktop. Approximately 2,000 feet of black pipe fencing along the county road with an automatic gated entrance at the driveway. There is a recent mobile home for staff quarters; a 40x70 MCI barn, and a two-stall Barnmaster barn with tack room. Three wells provide ample water. Elegant living in a country setting can be yours at Kraft Ranch.



Topo Map







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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov