

FOR SALE

330 ACRE RANCH

Walker County, TX

\$1,500,000

ML# 13630760

Jacobs Properties



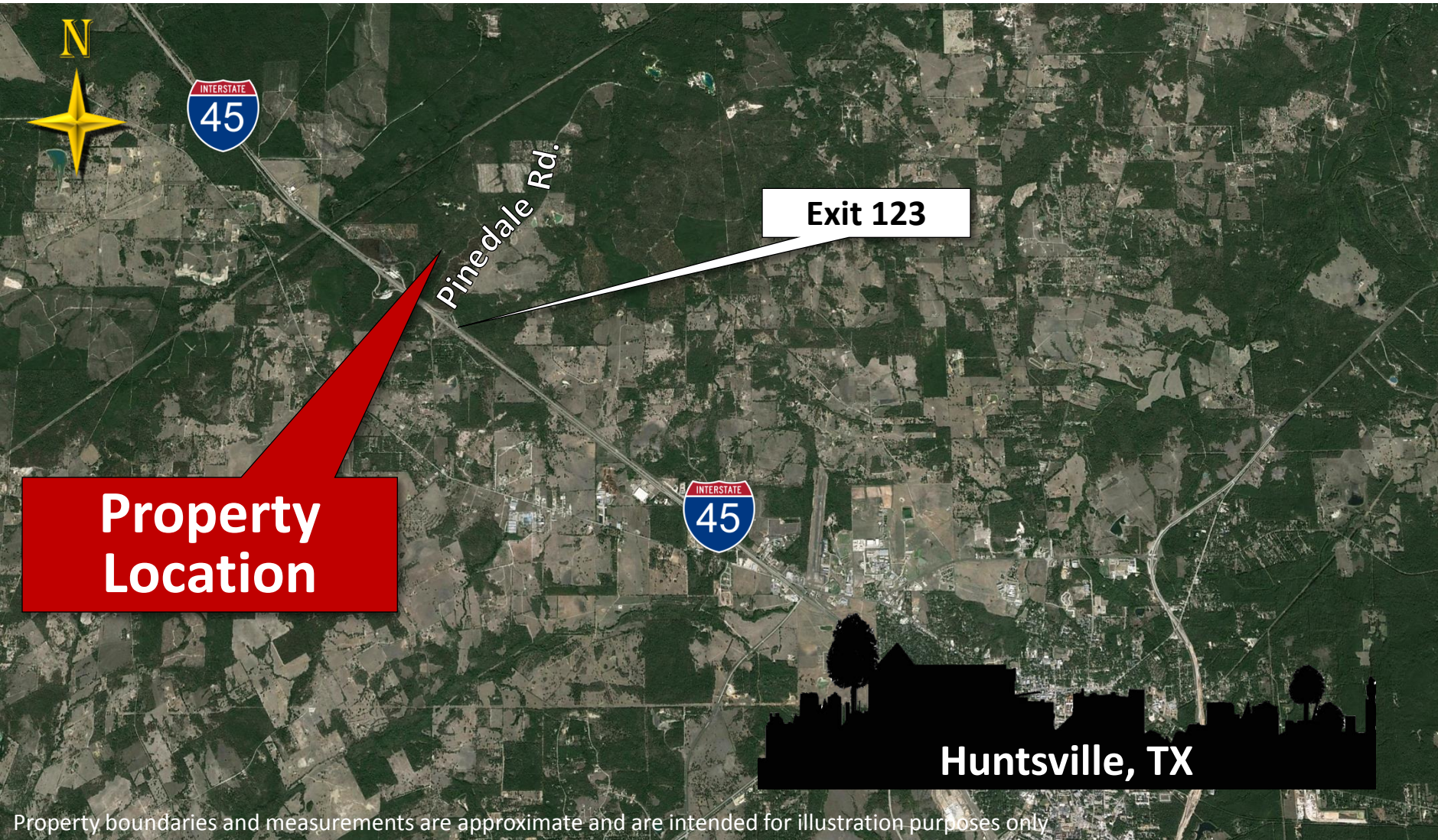
- 330 Rolling Acres
- Open Hay Pasture
- Small Lake
- Mostly Heavily Wooded
- 2 Bedroom Cabin
- Covered Equipment Storage
- Workshop
- Abundant Wildlife
- Conveniently Located

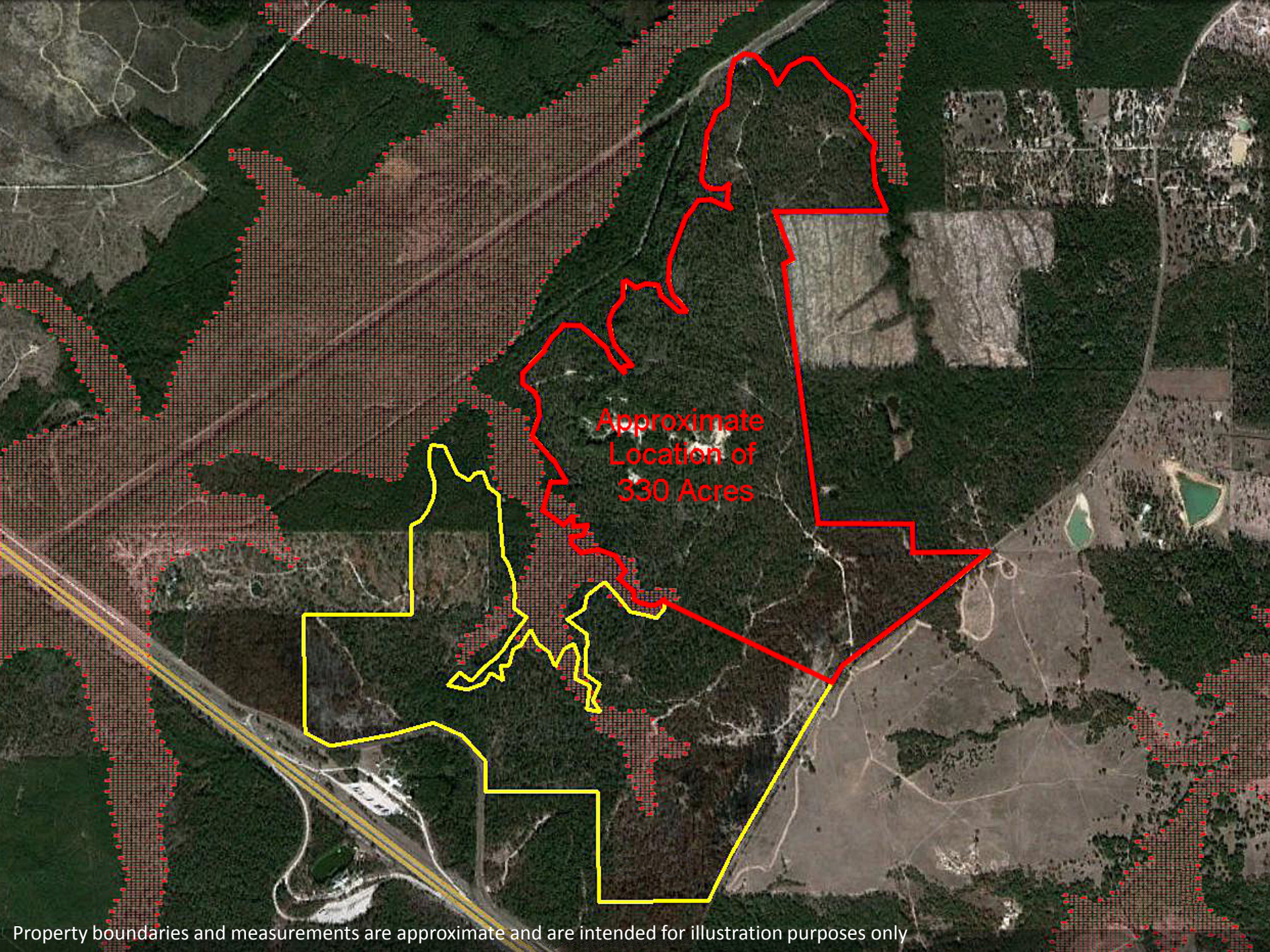
936.597.3301
txland.com

Stevens Hideout II.

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 Huntsville - Go North on I-45, take exit number 123 for Pinedale Road. Property on left.





Approximate
Location of
330 Acres

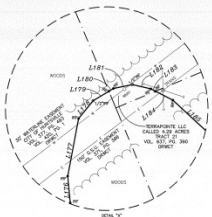
Property boundaries and measurements are approximate and are intended for illustration purposes only



Stevens

Hideout II.







LINE TABLE CONT.		
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12599	AS 27.00	63.00
12600	AS 27.00	63.00
12601	AS 27.00	63.00
12602	AS 27.00	63.00
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5. Gary E. Brown, Registered Professional Land Surveyor, do hereby certify that the above plat is true and correct. That this survey was made on the property of the property owner named herein and that there is no title or apparent adverse claim to the same, boundary line conflicts, encroachments, encroagings of improvements, easements rights of way, or other matters which would affect the validity of the survey.

The 32.00-acre tract and the 347.90-acre tract have or had from a survey maintained roadway, Windstar Road. The 17.00-acre tract does not have access to a public road.

GOODE & WINTER, INC.

S.P.L.S. No. 4654
May 10, 2013
(See Attached Field Notes)



Books of bearings in the eastern line of a called 4.058 acre tract described in a Case from 81 Township of Portage 3, 1/2 of the State of Ohio, being ad. 75.

Please review, sign and return at your earliest convenience

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A

TREC No. OP-K

(TAR-2501) 1/1/96

Jacobs Properties PO Box 1370 Montgomery, TX 77356
Phone: 936.597.3302

Ann Baer

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