

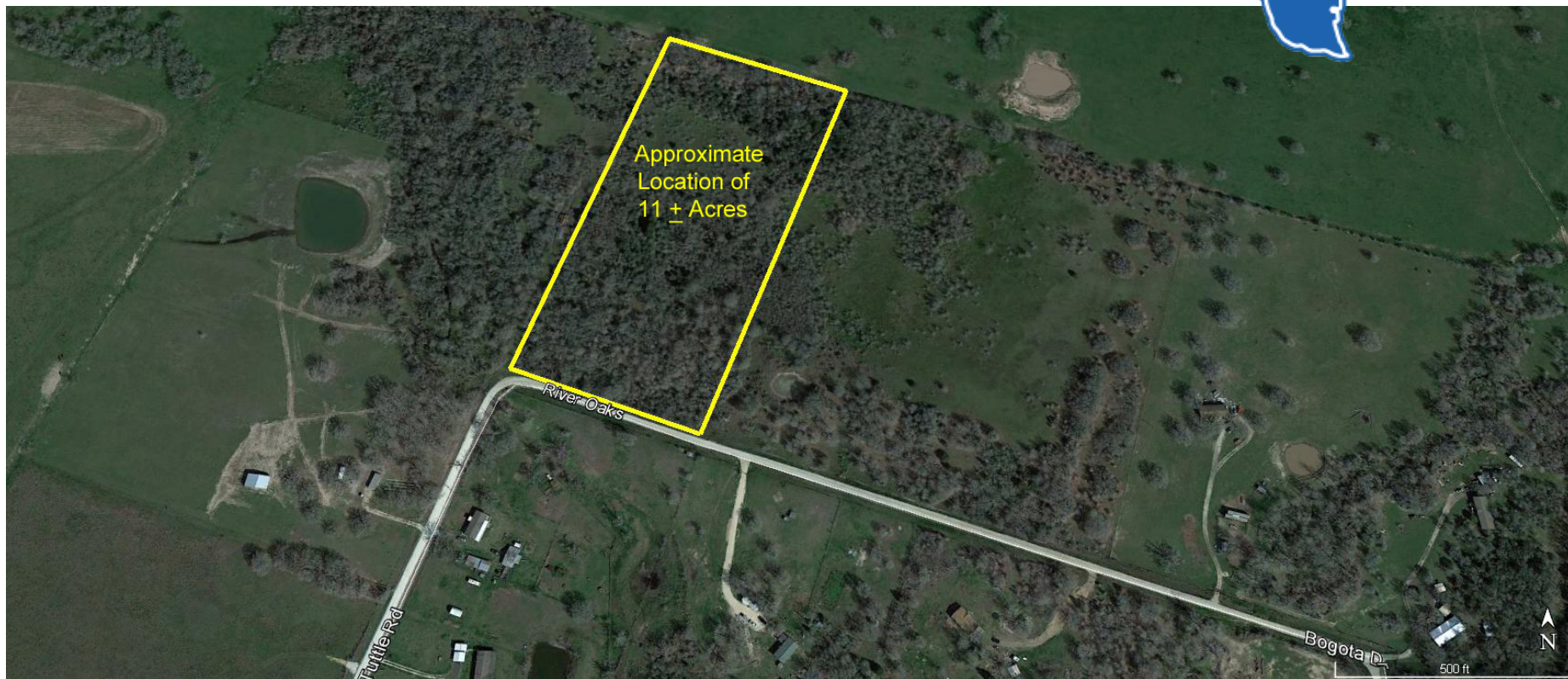
FOR SALE

± 11 ACRES

Grimes County, TX

\$75,000

Jacobs Properties



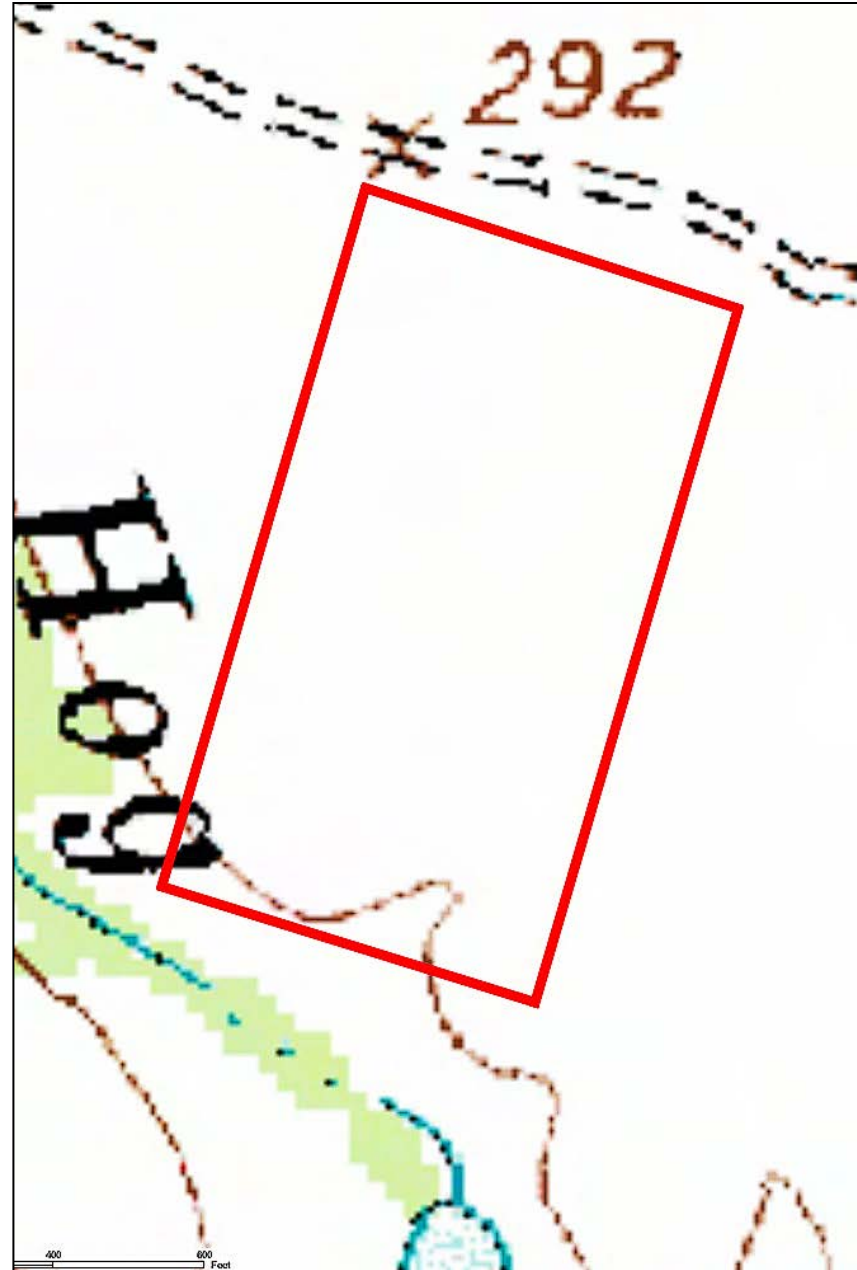
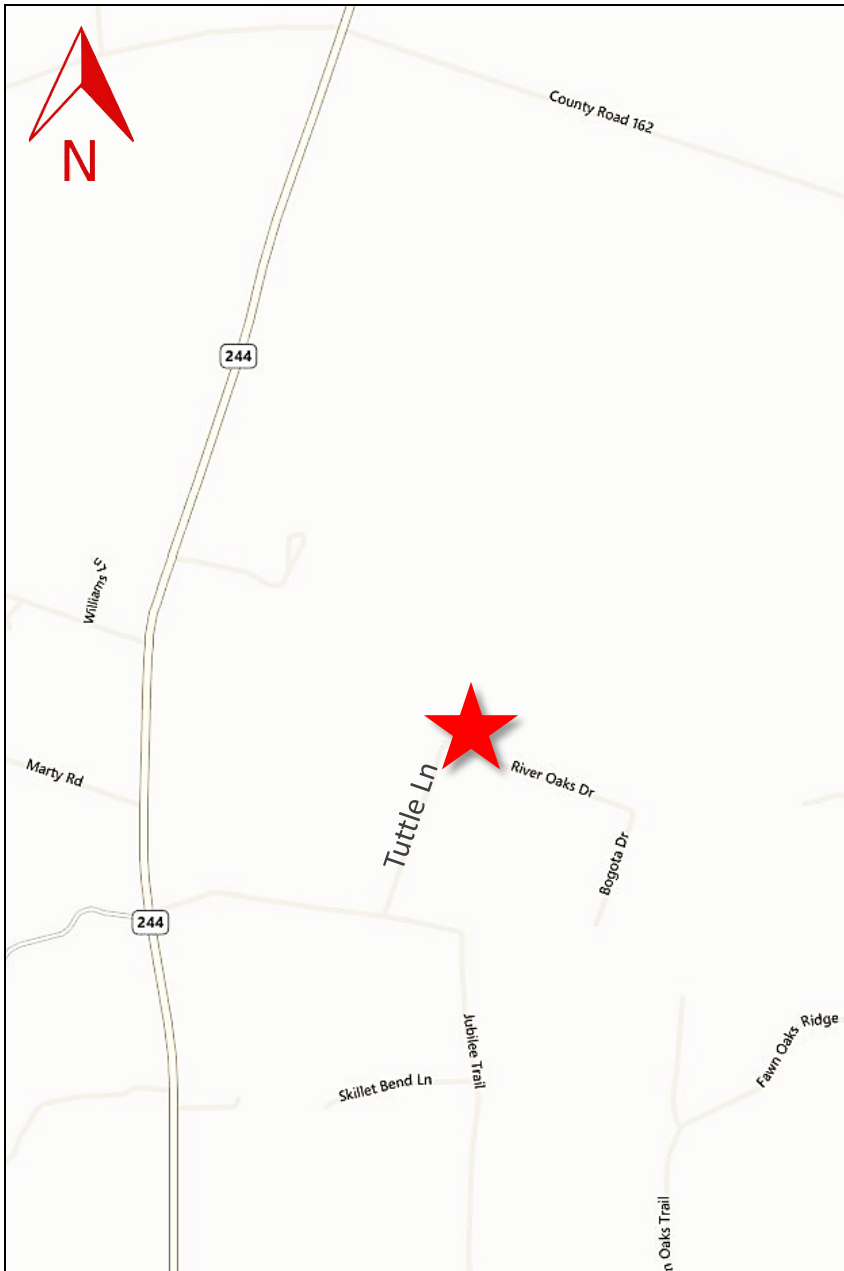
936.597.3301

txland.com

- CONVENIENTLY LOCATED TO BRYAN/COLLEGE STATION, HUNTSVILLE IOLA & ANDERSON
- PARTIALLY WOODED WITH SOME OPEN AREAS
- NATIVE HARDWOODS

A map of the Gibbons Creek Reservoir area in Grimes County, Texas. The reservoir is a large blue body of water in the center. Surrounding roads include County Road 157, County Road 155, County Road 152, County Road 176, County Road 177, County Road 173, County Road 174, County Road 179, County Road 226, County Road 192, County Road 166, County Road 175, County Road 178, County Road 172, County Road 171, County Road 170, County Road 169, County Road 168, County Road 167, County Road 166, County Road 165, County Road 164, County Road 163, County Road 162, County Road 161, County Road 160, County Road 159, County Road 158, County Road 157, County Road 156, County Road 155, County Road 154, County Road 153, County Road 152, County Road 151, County Road 150, County Road 149, County Road 148, County Road 147, County Road 146, County Road 145, County Road 144, County Road 143, County Road 142, County Road 141, County Road 140, County Road 139, County Road 138, County Road 137, County Road 136, County Road 135, County Road 134, County Road 133, County Road 132, County Road 131, County Road 130, County Road 129, County Road 128, County Road 127, County Road 126, County Road 125, County Road 124, County Road 123, County Road 122, County Road 121, County Road 120, County Road 119, County Road 118, County Road 117, County Road 116, County Road 115, County Road 114, County Road 113, County Road 112, County Road 111, County Road 110, County Road 109, County Road 108, County Road 107, County Road 106, County Road 105, County Road 104, County Road 103, County Road 102, County Road 101, County Road 100, County Road 99, County Road 98, County Road 97, County Road 96, County Road 95, County Road 94, County Road 93, County Road 92, County Road 91, County Road 90, County Road 89, County Road 88, County Road 87, County Road 86, County Road 85, County Road 84, County Road 83, County Road 82, County Road 81, County Road 80, County Road 79, County Road 78, County Road 77, County Road 76, County Road 75, County Road 74, County Road 73, County Road 72, County Road 71, County Road 70, County Road 69, County Road 68, County Road 67, County Road 66, County Road 65, County Road 64, County Road 63, County Road 62, County Road 61, County Road 60, County Road 59, County Road 58, County Road 57, County Road 56, County Road 55, County Road 54, County Road 53, County Road 52, County Road 51, County Road 50, County Road 49, County Road 48, County Road 47, County Road 46, County Road 45, County Road 44, County Road 43, County Road 42, County Road 41, County Road 40, County Road 39, County Road 38, County Road 37, County Road 36, County Road 35, County Road 34, County Road 33, County Road 32, County Road 31, County Road 30, County Road 29, County Road 28, County Road 27, County Road 26, County Road 25, County Road 24, County Road 23, County Road 22, County Road 21, County Road 20, County Road 19, County Road 18, County Road 17, County Road 16, County Road 15, County Road 14, County Road 13, County Road 12, County Road 11, County Road 10, County Road 9, County Road 8, County Road 7, County Road 6, County Road 5, County Road 4, County Road 3, County Road 2, County Road 1, County Road 0. The map also shows the town of Keith, the town of Carlos, and the town of Roans Prairie. A red star marks the property location, with a callout box labeled "Property Location". A north arrow is in the bottom left corner.

Carlos 11



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.



(TAR-2501) 1/1/96

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Ann Baer

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TREC No. OP-K

Page 1 of 1

Blank F&R Listing