



Jacobs Properties

Established 1967

(936) 597-3301

www.TxLAND.com

Valentine Ranch

\$2,995,000



111 Acres

Premier horse ranch just south of historic Montgomery, positioned in an exclusive neighborhood of estate ranches. This magnificent 5,180 sq. ft. home is perfectly set on 111 beautiful rolling acres. An additional 43 acres of unimproved native pasture also is available. Bring your horses and enjoy elegance and comfort with a country flair.

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 recommended 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.

Participating with

**Cabela's TROPHY PROPERTIES**

www.CabelasTrophyProperties.com

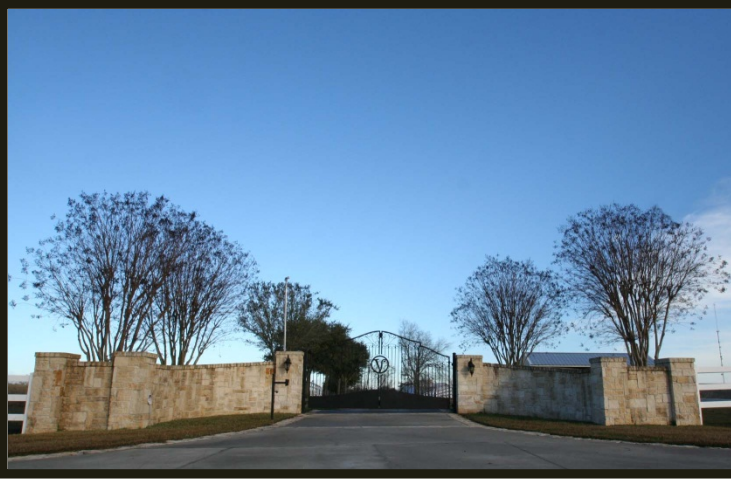


Large island kitchen has extensive cabinetry and walk-in pantry. Copper sink, six burner gas range, two over-sized refrigerators. Marble and granite countertops. Slate flooring, tongue in groove cedar ceiling. View through the dining room overlooking swimming pool, and pond in pastures.

Master bathroom has Vessel sinks with wall-mounted fixtures in dual vanities on marble counter-tops. Three head shower, jetted tub, slate floor.



Hickory-floored study with knotty pine built-ins, crown moulding, and wood blinds. A perfect retreat for reading, study or as a satellite office for your business needs.



Gated entry opens into drive lined with live oaks.



111 acres with over 8,000 feet of white rail fencing and extensive cross-fencing. Three ponds, some pastures improved, some native, all well-maintained. 50 acre hay field.



5180 sq. ft. home with metal standing-seam roof, limestone exterior features. 4 bedrooms, 4.5 baths. Ranch elevation and floor-plan. Stand-by generator in place with two propane tanks can run the entire home in case of a power outage. Second back-up generator for barn.



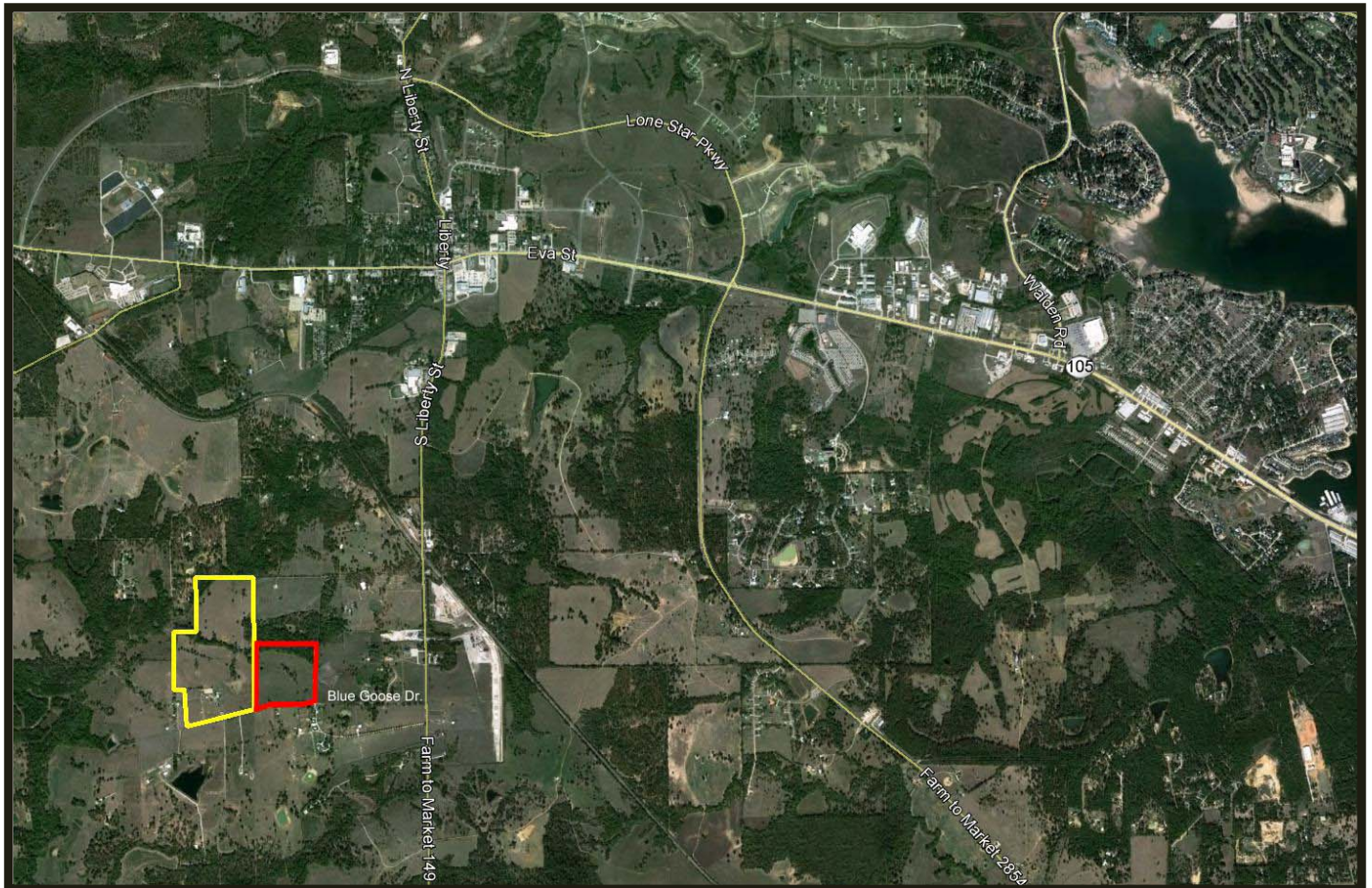
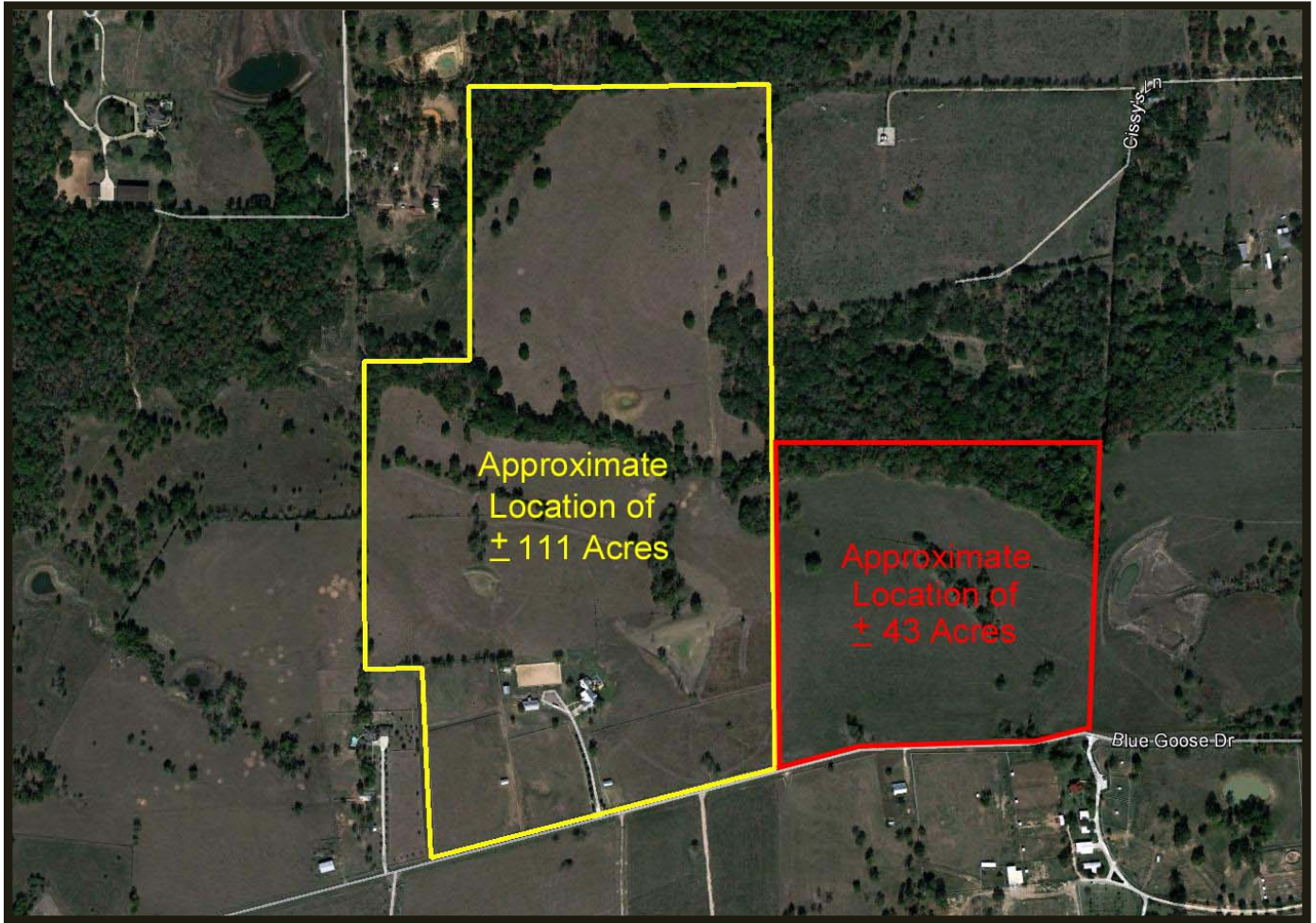
Extensive stone flagged patio with dining arbor overlooking pool, spa and nearby pond for gracious outdoor entertaining.



Custom horse barn with rock front entry, seven Priefert stalls, one a foaling stall, concrete aisle and tack room. Wash rack in the back. Patio 15x38 offers covered area for relaxing and observing the arena. Other horse amenities include, dressage arena equipped with lights and mirrors, 2 pasture sheds, separate storage for hay and shavings. A 24x32 equipment barn can hold the machinery you need to maintain the property.



Cedar-lined tack room has custom cedar cabinets, large metal sink and slate flooring.





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, 512-938-3000 (<http://www.trec.texas.gov>)

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