

## Excellent wildlife tract 45.395ac \$476,648

Stevens Ln Burton, TX 77835

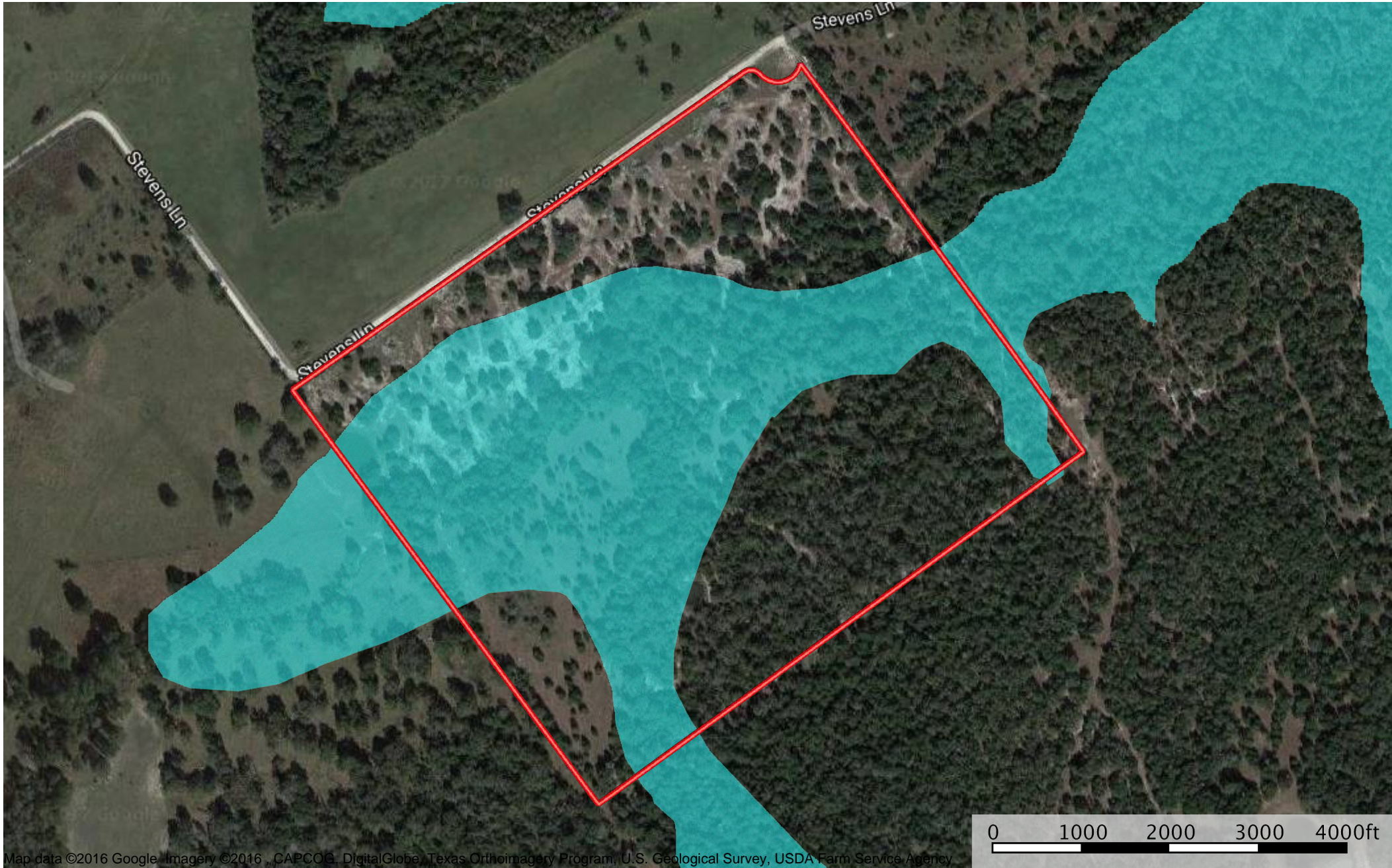
Live oaks, several ponds, new fence across the front. Very remote and private, wildlife heaven, lots of deer and hogs. Ideal spot for week end recreation and some of the best hunting in Washington County. Electric service nearby and easement is granted to bring electric to the property. Buyer to verify cost with Bluebonnet Electric Co-op. This is your chance to own some very rare property that joins government land at Lake Somerville. To be sold according to attached As-Is Disclosure Statement. Sellers are licensed brokers in the State of Texas. No minerals to convey, surface waiver to be granted by seller. For more information call Roger at 979-830-7708.

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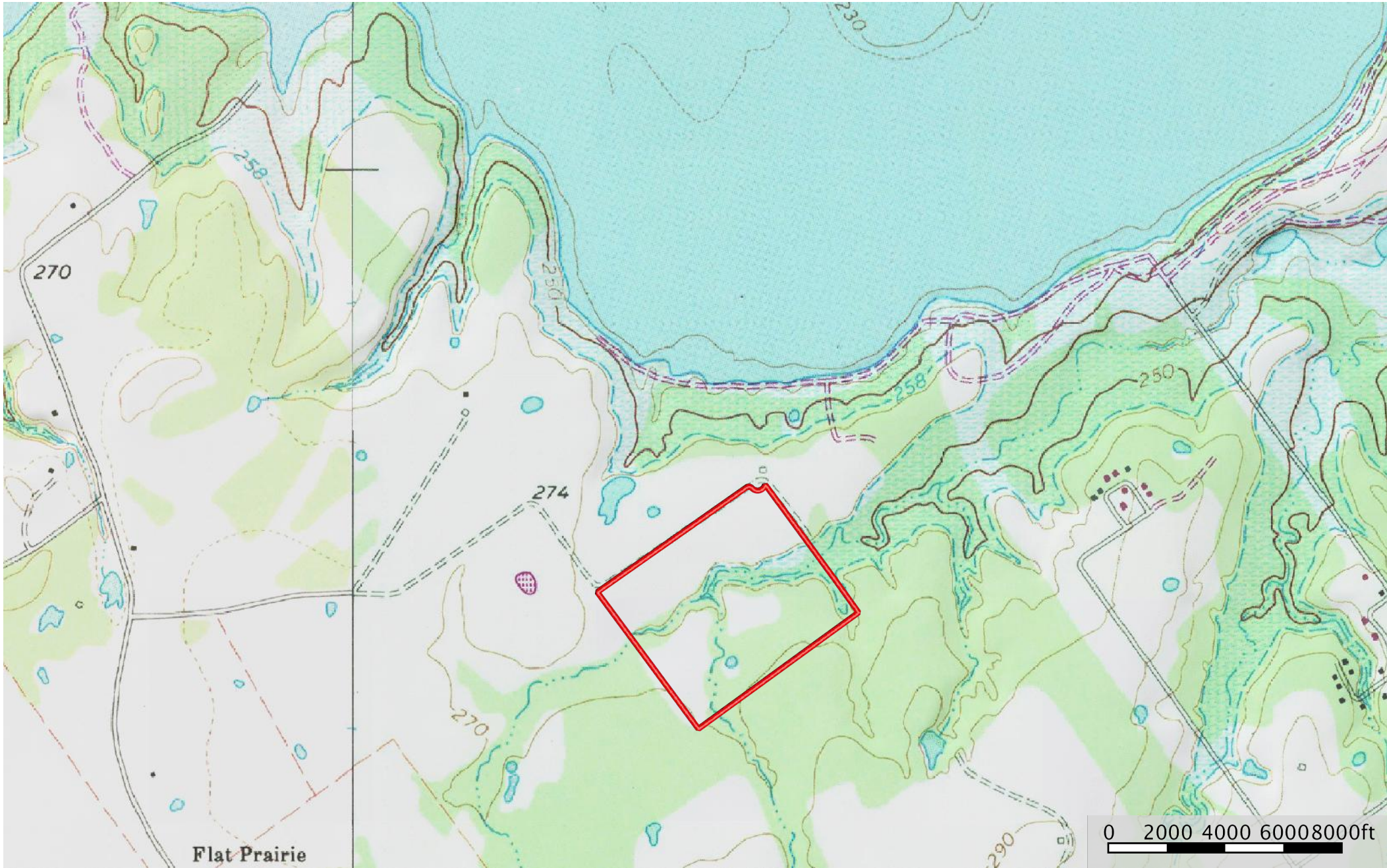
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 Boundary  100 Year Floodplain  500 Year Floodplain









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When the context requires, singular nouns and pronouns include the plural.

"AS IS" CONDITION

BUYER

SELLER

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

- **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.

- 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.

**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 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.

- 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.

<u>Market Realty, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>462379</u> License No.	<u>agents@marketrealty.com</u> Email	<u>979-836-9600</u> Phone
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<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Date \_\_\_\_\_