

Jacobs Properties

DIAMOND G

- 410 Acres with Exceptional Location and Views •
Bastrop, Bastrop County, Texas

PRICE REDUCED!

The Colony

F.M. 969

Bastrop

Austin

71

AMERICAN
AFR
FARM + RANCH



Contact us: clayton@txland.com • Tel 936-597-7646 • Fax 936-597-3313 • Visit TXLand.com



DIAMOND G

The Diamond G is a rare investment or development opportunity in Bastrop County. Conveniently located on FM 969 inside the City of Bastrop's EJT and less than a half a mile North of Hwy 21/71. These rolling 410 acres are about 75% covered in mature trees and have around 100 feet of elevation change. The Diamond G is located adjacent to "The Colony" which is a highly acclaimed residential development. From the Diamond G's front gate, there is an excellent view of Bastrop's Downtown Business District. Utilities are available nearby and Aqua Water Supply Corporation is currently preparing to install a new 24-inch supply water line across the Diamond G frontage along FM 969. Also, the City of Bastrop has adopted a new master transportation plan that proposes at least two new thoroughfares that will traverse the Diamond G. Call us today and don't miss out on this rare opportunity!

~~Offered for \$12,000,000~~

Offered for \$10,900,000

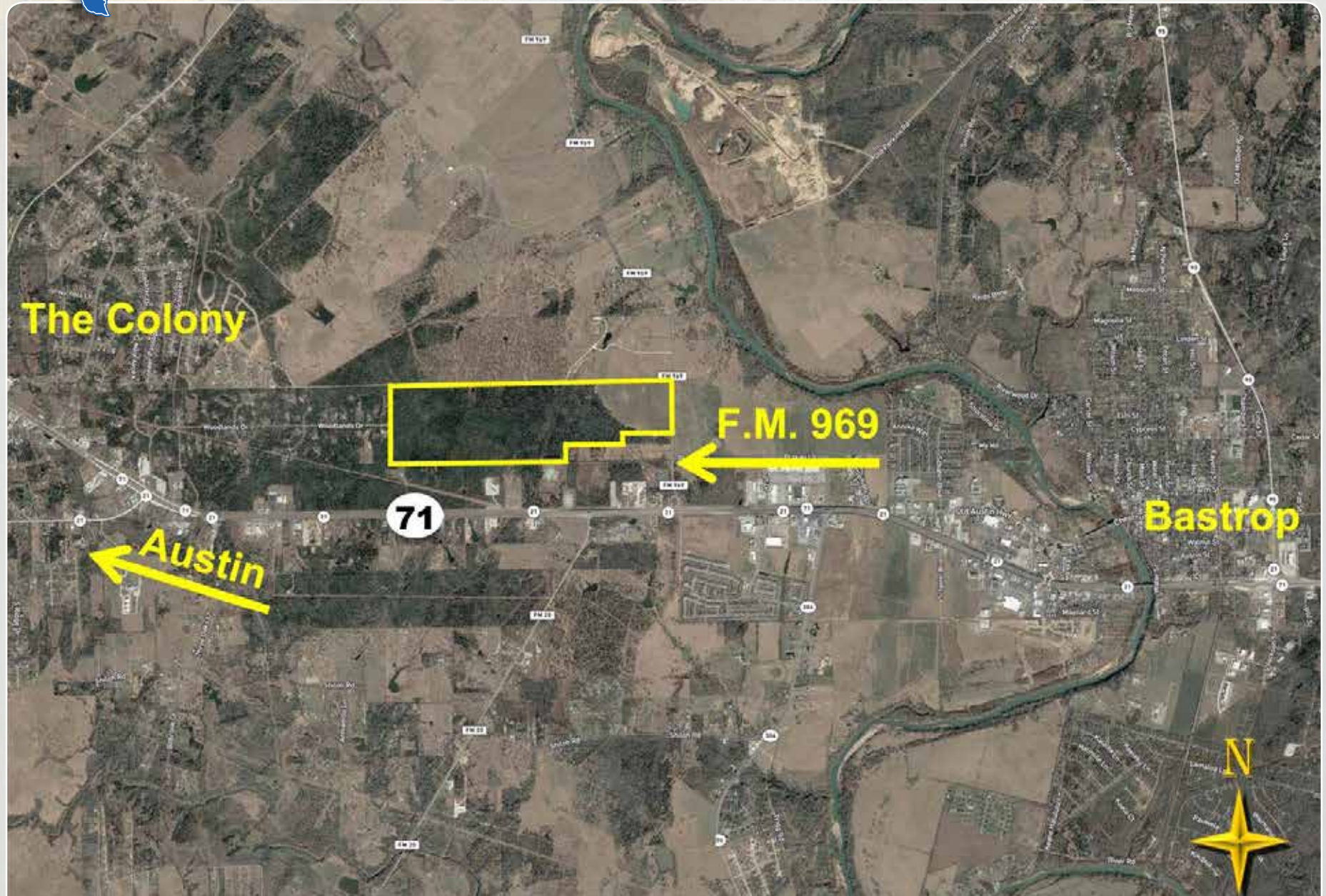
Directions to property:

4/10 of a mile north of Hwy. 21/71 on FM 969.



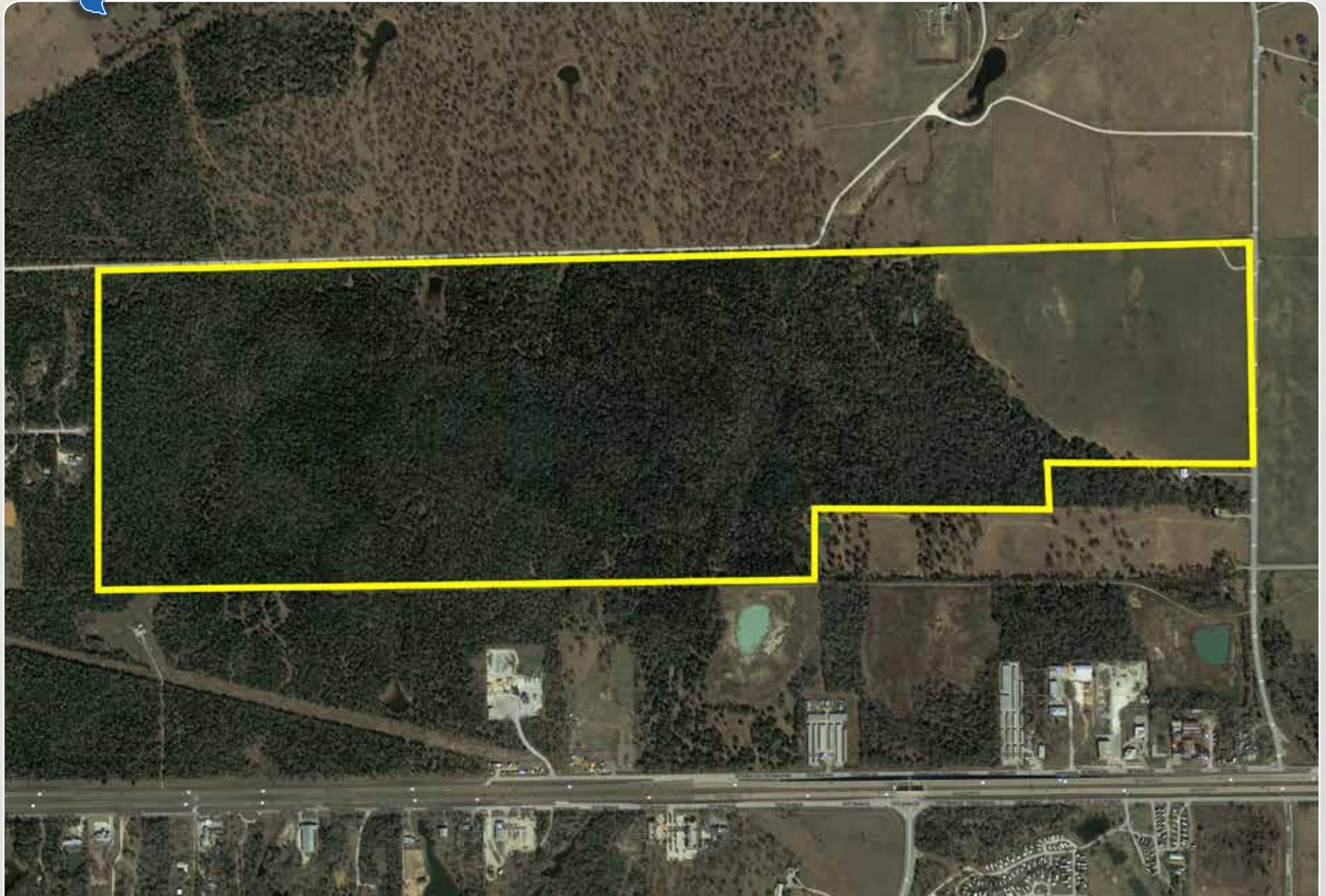


DIAMOND G AERIAL MAP



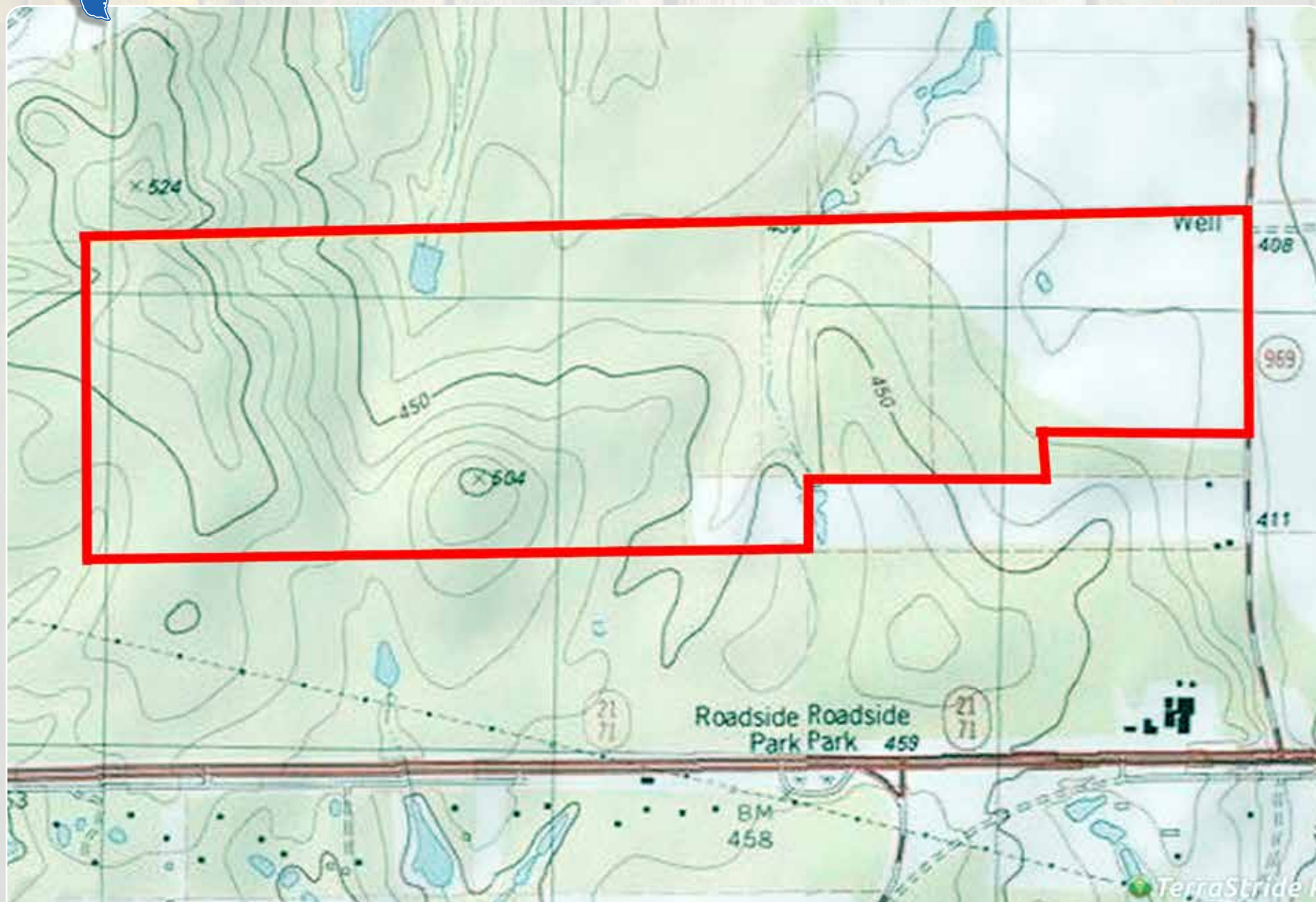


DIAMOND G AERIAL MAP





DIAMOND G TOPO MAP





DIAMOND G AREA MAP





Jacobs Properties

Land • Lifestyle • Legacy



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AFR
FARM + RANCH

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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
Larry Jacobs Sales Agent/Associate's Name	License No.	larry@txland.com Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

TAR 2501

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Larry Jacobs

Information available at www.trec.texas.gov

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