



THE BIG EASY

51+/- ACRES ROBERTSON COUNTY



LEGACYLANDS.COM

5984 N. STATE HWY 6 | WACO, TX 76712
254.848.5263 OFFICE | 254.848.2921 FAX



2 bed, 2 1/2 bath home features bamboo flooring, tile and carpeting.

Living area features a gas burning fireplace and french doors leading to the lovely sun room with expansive views of the back of the property.

Spacious master suite has access to the pool and patio area, separate tub and shower, his and hers vanities and closets.

Flex room currently used for an office.



Large kitchen and eating area was remodeled last year.

Marble counter-tops and beautiful stone features around the stove, plus an island with storage.

Attached eating area can seat 8 people and has specialty cabinets on two walls so you'll never run out of storage space.

Second bedroom and full bath on the opposite end of the house for privacy.





To complete the picture, imagine an incredible salt water pool with a waterfall!

Covered seating area and gazebo.

Extensive gardens and flowers, and a small vegetable garden.

Connected to the house is a 2400 sq. ft. metal storage and workshop area. Four bays with overhead doors.

Equipment and some furnishings will be offered separately.



Pipe entryway leads onto a completely paved driveway, which meanders to the back of the property where the house sits, offering seclusion and privacy.

Mostly open and rolling with improved and native pastures, scattered mature trees and wooded perimeter.

To top it off, you'll find a stock tank stocked with catfish and perch and with a dock going across.

This is a beautiful, meticulously maintained property you'll want to consider!



A REAL ESTATE COMPANY
PROMOTING THE SALE,
STEWARDSHIP, AND ENJOYMENT
OF LAND.



PROPERTY INFORMATION OVERVIEW

Acreage.....	51 +/-
Location.....	3758 N FM 46 Franklin, TX 77856
Price.....	\$799,900
Highest and Best Use.....	Recreational
Topography.....	Rolling
Soil Type.....	Sandy
Surface Water.....	Stock Tank
Game.....	Deer, Dove, Catfish
School District.....	Franklin ISD
Taxes.....	\$2,406
Utilities.....	Electric, Water, Internet, Propane Gas, Septic
Distance from Austin.....	2 Hours
Distance from Waco.....	1 Hour
Distance from DFW.....	2 Hours 15 Minutes
Property & Home Improvements	
Size.....	2738 Sq Ft, 2 Bed, 2 1/2 Bath
Home Features.....	Flex Room, Sun Room, Attached Garage, Central
	Heating and Air, Carpet, Wood, and Tile Flooring,
	Gas Burning Fireplace, Salt Water Pool, Gazebo

Directions: From Franklin, take FM 46 south towards Bremond. Property is on the right just after Owensville. NO SIGN

All information is per owner/other sources and is deemed correct, but is not guaranteed.

AERIAL MAP



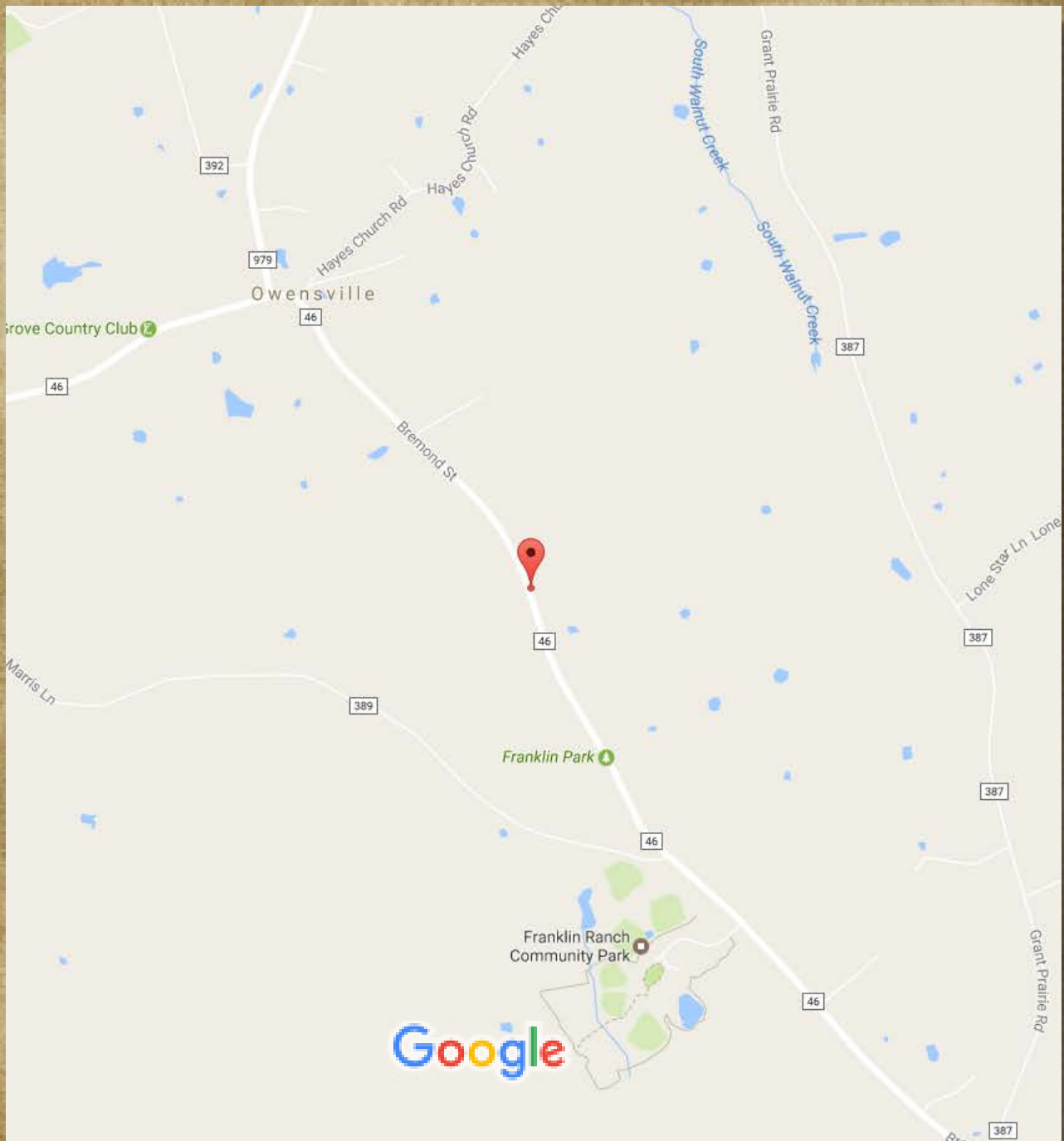
Boundary Lines Are An Approximation And Are Not Exact

TOPOGRAPHY MAP



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LOCATION MAP



GPS Coordinates can be typed in to Google Earth
or Google Maps for property location:
31.064272, -96.510754

Boundary Lines Are An Approximation And Are Not Exact



FOR MORE INFORMATION ON
THIS LISTING, PLEASE CONTACT

EILEEN DUJARDIN

CELL (254) 715-1752
TheBullLady@LegacyLands.com

DISCLAIMER

Broker and/or Agent does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which purchaser may conduct there on, compliance by the property with any laws, rules, ordinances or regulations if any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose.

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Broker and/or Agent does not make any representation regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder, or the United States Environmental Protection Agency regulations or disposal or any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt, or any other natural phenomena.



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Eric Williams, Broker

ALLIANCE MEMBERS





11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

<u>Legacy Land and Ranches</u>	<u>0553516</u>	<u>information@legacylands.com</u>	<u>(254)848-5263</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date