



Jacobs Properties

RESTORATION RANCH

- Serenity on 70 Acres with Private Lake •
 - Coastal Retreat
 - Coastal Fishing and Hunting Lodge
- Recreational Living Near the Texas Coast
 - Multi-Family Ranch Property
 - Horse Ranch Near the Coast

Midfield, Matagorda County, Texas • **Offered for \$2,500,000**

AMERICAN
AFR
FARM + RANCH

CALL MEL FOR AN APPOINTMENT

940-659-8042

Contact us: info@txland.com • Tel 936-597-3301 • Fax 936-597-3313 • Visit TXLand.com

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Restoration Ranch will restore and revive your well being and provide recreational opportunities for every member of your family. Picture 70 acres of landscaped bliss with every amenity possible including a private 10 acre lake. This serene setting is only 90 miles from downtown Houston and within 15 minutes of excellent bay fishing and is located in the goose hunting capital of Texas.

THE LAND: Approximately 70 acres of well maintained land fronting on Highway 71 and County Road 449 in western Matagorda County, Texas just south of El Campo. The land consistently produces an excellent hay crop and is cattle and horse friendly. A gated entrance on Hwy 71 welcomes you into the coastal oasis surrounded by white vinyl perimeter fencing. The remainder perimeter fencing is barbed wire.

THE WATER: A 10-acre lake is centrally located to the main lodge, three cabins and office/residence with all structures being waterfront. With an average depth of six feet the lake offers opportunities for children and grandchildren to ride seadoos, paddle boards and kayaks (grandparents are allowed also) or try your luck fishing for catfish, largemouth bass or bluegill. On the north side of the lodge there is a stocked pond with fountain, gazebo and fire pit. Two residential water wells provide domestic and livestock water throughout the ranch and the lake is restored from an irrigation well.





THE LODGE: A custom waterfront lodge was built as the showcase structure and residence on Restoration Ranch with no expense spared.

Master Suite: Relax with a cozy fireplace in your 1,800-square-foot master suite while watching the moon rise over the private lake. A jetted corner tub and glass enclosed shower compliment the oversized double vanity and dressing area.

Great Room: The main living area has soaring ceilings and a massive stone fireplace with a wall of glass overlooking the lake. The beamed ceilings and slate floors provide a rustic charm for this area.

Kitchen: The kitchen will bring a smile to any chefs face with the well appointed top-of-the-line stainless appliances, custom cabinets, granite counter tops, oversized island and walk-in pantry. The dining area is adjacent to the kitchen and try to imagine every meal includes a panoramic view of your own private lake.

Exercise Room: You wont find a better equipped gym anywhere. Whether you choose cardio, resistance training or hiding in the sauna there is something for everyone's taste.



Decks and Patios: Wraparound decks provide shade and protection during the entire day. Large patios are present on the front and lakeside of the lodge and a small garden patio is just right for a relaxing morning coffee while watching the sun rise. Hint: This works in reverse with a glass of wine while watching the sunset. I personally found this most relaxing!

THE CABINS: Three self sufficient tiny houses (cabins) were constructed along the waterfront. Each residence has a new mini split Heat and A/C, kitchenette, loft sleeping area for children, full bath and covered front and rear decks. Each house has a distinct themed decor and is professionally landscaped.

THE OFFICE: While currently being utilized as an office this could be easily converted to another waterfront residence. The large main room is light and airy with a beamed vaulted ceiling and the main office has windows on three walls and a large rock fireplace.

EQUINE: Don't forget your horses! Restoration Ranch comes with an array of equine amenities including a lighted riding arena, covered round pen, concrete floored barn with tack room, loft storage and portable panel interior stalls, paddocks with loafing sheds and 70 acres for your riding pleasure.





MISCELLANEOUS: There are several substantial supporting improvements.

Equipment shed: A concrete floored 3 sided 30x112 building for vehicles and equipment with lights and plugs.

RV Spaces: Three RV spaces with concrete pads are centrally located and equipped with 50 amp electric, water and sewer. Another RV space is located near the equipment shed with water and electric available.

Wash House and Storage: A recently constructed building near the main RV area provides washer/dryer, bath room, and storage with overhead door.





RESTORATION RANCH AERIAL MAP





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LAND • LIFESTYLE • LEGACY

AMERICAN
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

Jacobs Properties 14372 Liberty Montgomery, TX 77356
Larry Jacobs

Information available at www.trec.texas.gov

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Phone: 936.597.3317 Fax:
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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