



For Sale \$6,700 per acre

88 Acres in Gonzales County

This 88 acre farm is located on CR 472, approximately 1/2 mile off of Hwy 80, South of Luling, TX. Currently used for grazing, hunting and enjoying the wildlife on the property, this acreage is perfect for someone wanting a small to medium acreage property for a private residence.

A mix of heavy brush and cleared senderos leaves plenty of options for the next owner to make this farm their own. Amenities include a stock tank at the rear of the property and a water well that provides water to two troughs and the existing mobile home.

For more information please contact:

Glenn Preuss II, CCIM

Broker/Associate

830.431.1785 Cell

Glenn@CompassCTX.com

Adam Schneider

Development Mgr/Associate

512.738.2617 Cell

Adam@CompassCTX.com



Compass Real Estate Investments
9652 McPherson, Suite 700
Laredo, TX 78043

CompassCTX.com

CR 472

Gonzales County, Texas



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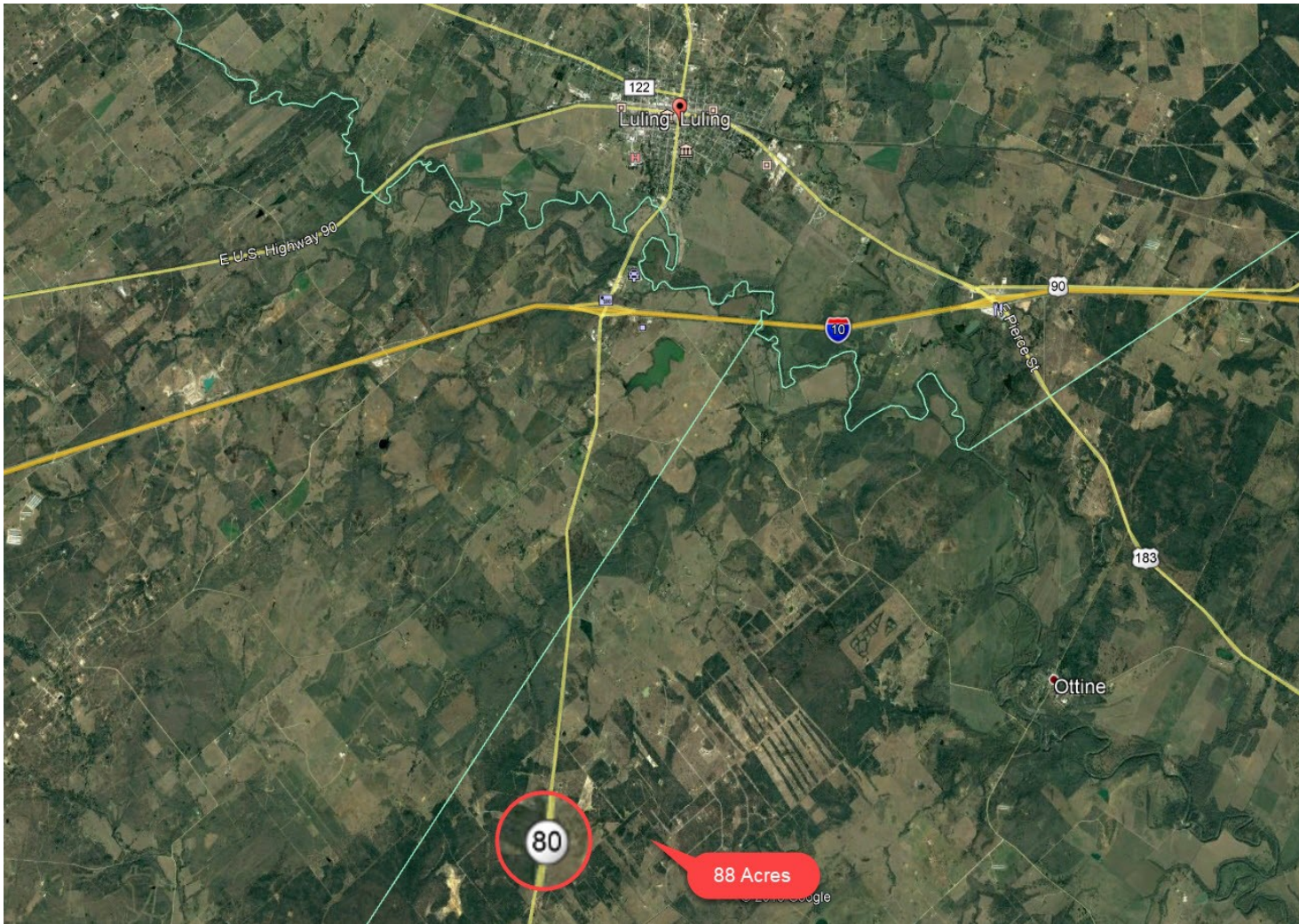


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***Ag Exempt**

***Mature Oaks and Hardwoods
throughout Property**

***3/2 Mobile Home to Convey**

***Stock Tank**

***0.6 miles from Hwy 80 on CR 472**

***End of Road Privacy (No through
traffic)**

***New 3 Ton HVAC installed March
2017 by GVEC**

***New Well Pump installed Oct
2016 by Deharde's Water Well
Service of Seguin**



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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>Compass Performance Services, LLC</u>	<u>9006462</u>	<u>Jay@CompassSTX.com</u>	<u>(956)237-8075</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>James Puig, Broker/Owner</u>	<u>480796</u>	<u>Jay@CompassSTX.com</u>	<u>(956)237-8075</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Glenn Preuss, Broker/Associate</u>	<u>607741</u>	<u>Glenn@CompassCTX.com</u>	<u>(830)431-1785</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date