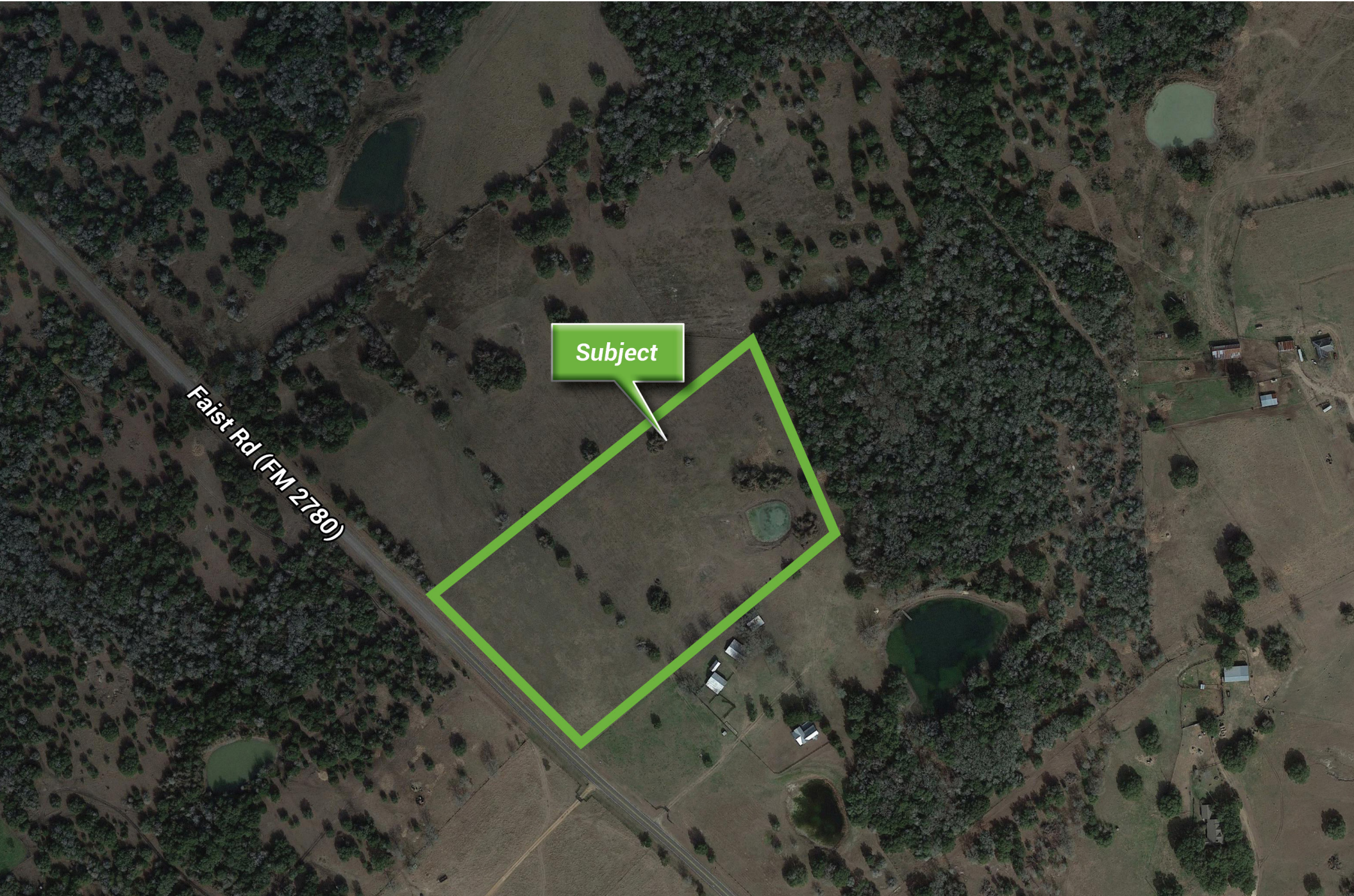




Subject

Faist Rd (FM 2780)

OFFERING SUMMARY

Sales Price \$214,500

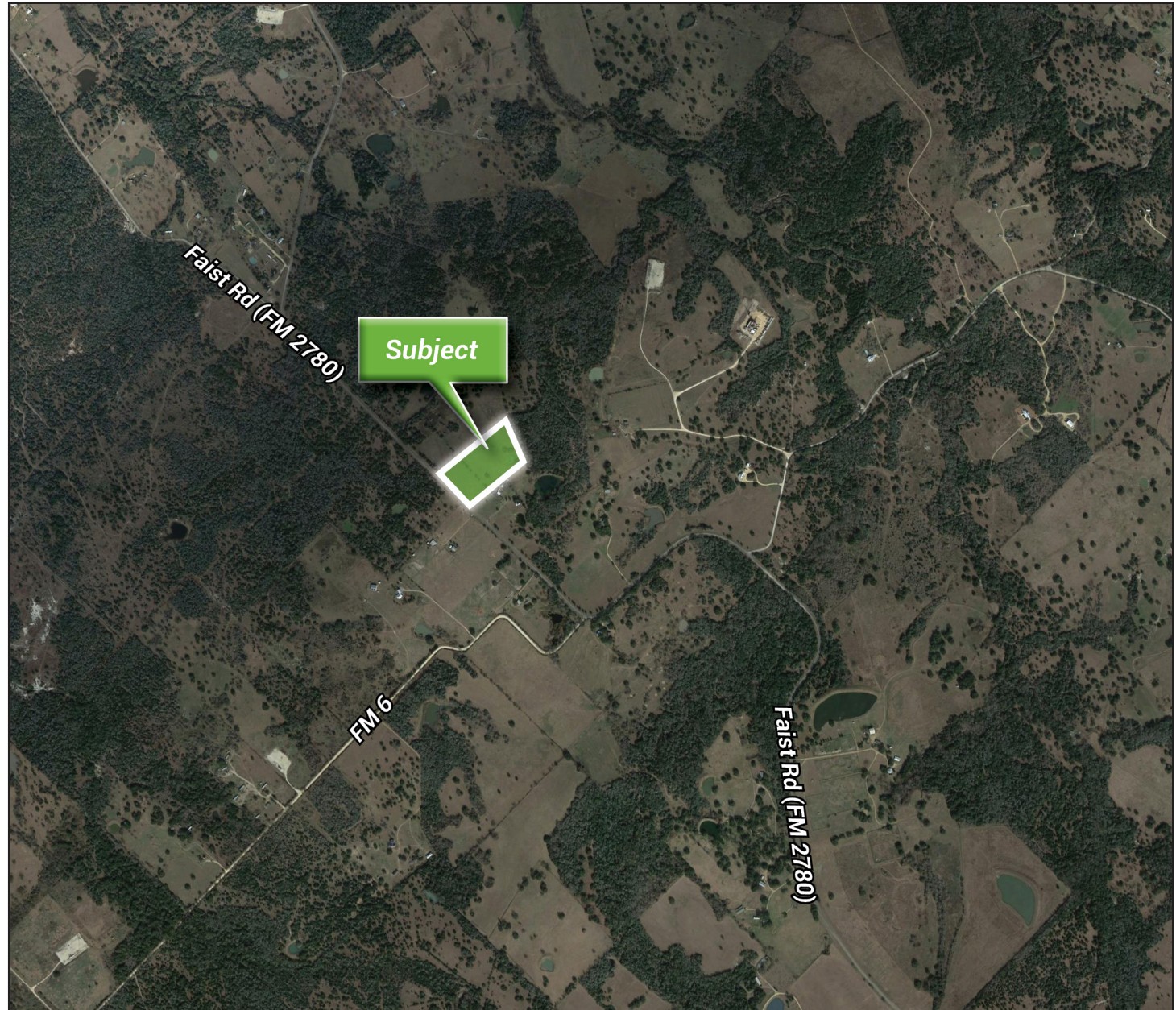
Price/AC \$19,500/AC

Property Summary

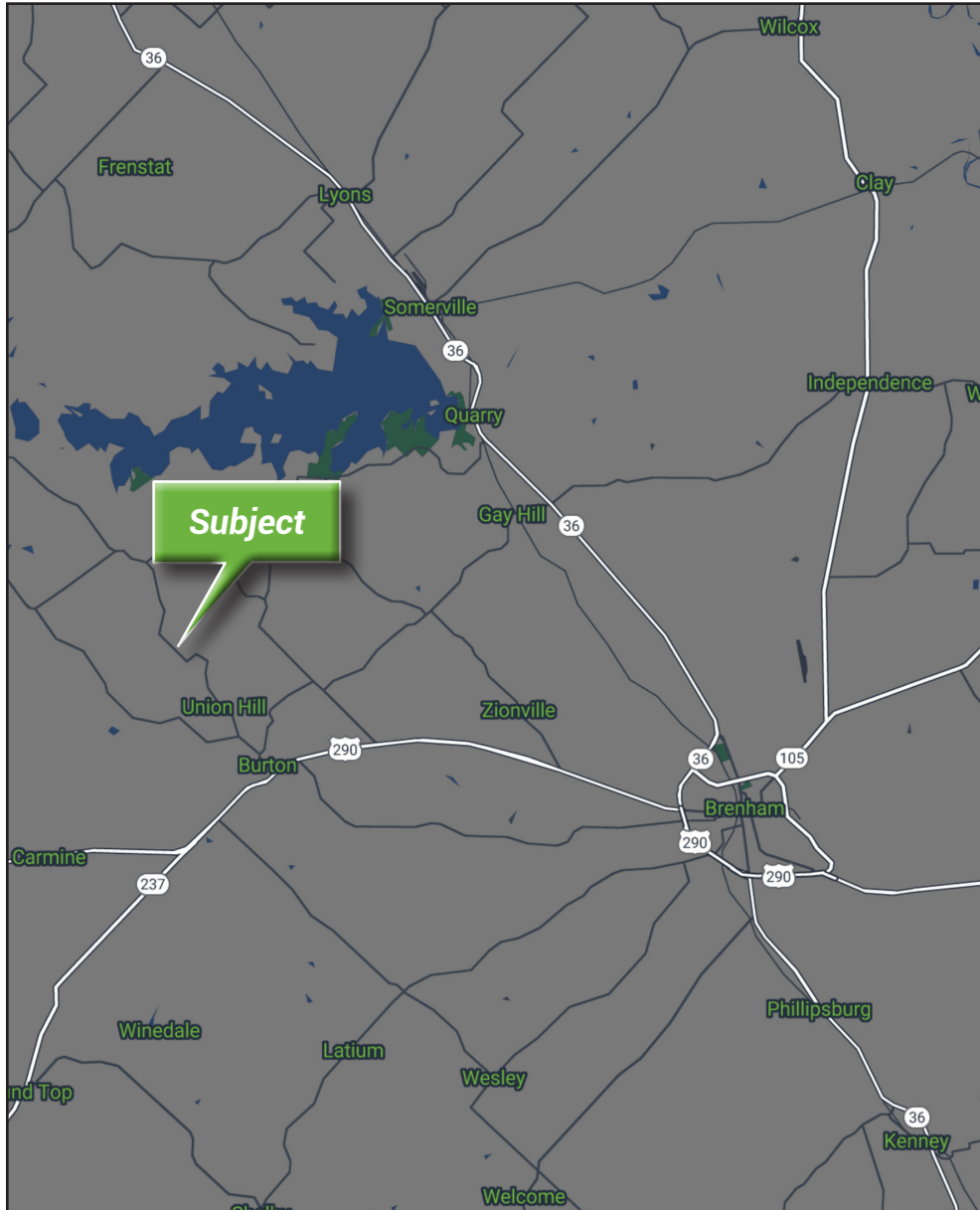
This is a great property to build your dream house or barndominium. Made up of rolling acreage with scattered trees and a small pond. Direct access from a paved road (FM 2780). Property will be surveyed out of a larger 44 AC tract.

This special find is near the historic town of Burton, Texas which was established in 1870 and is listed on the National Register as a Commercial Historic District. This quaint town is home to an original cotton gin which houses the restored "Lady B", the largest internal combustion engine of its vintage still operating in America!

This property is just minutes from Lake Somerville with 11,000 acres of water to explore by boat, kayak or canoe. Managed by Texas Parks & Wildlife, there are 26 miles of interconnected trails and many points of interest for people of all ages.



SUMMARY • PROPERTY DESCRIPTION • DISCLAIMER



PROPERTY INFORMATION

Size ~11 AC, subject to a new survey

Location Located only 7 miles from Lake Somerville,
20 miles from Brenham, and
40 miles from College Station

Improvements None

Frontage/Access ~450 ft of road frontage, subject to a survey;
Access via paved road FM 2780

**Topography/
Water Features** Rolling acreage with scattered
trees & a small pond

Flood Plain None

Minerals Seller retains 100% of minerals

**Directions to
Property** From Burton, take N Main Street to E
Washington Street Continue onto La Bahia
Trail (FM 390). Turn left onto FM 1697.
Turn right onto FM 2780 N for 3.9 miles.
Property is on the right and adjacent to the
white farmhouse at 4850 FM 2780.

SUMMARY • PROPERTY DESCRIPTION • DISCLAIMER



INFORMATION ABOUT BROKERAGE SERVICES

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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

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Designated Broker of Firm

Licensed No.

Email

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Licensed Supervisor of Sales Agent/Associate

Licensed No.

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Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,
Please Contact**

OLDHAM GOODWIN GROUP

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