

FOR SALE

Custom Ranch Style Home

1015 Rock Dam Road

Marlin, Falls County, TX 76661

\$165,000

For investment offering go to: www.texasfarmandranchrealty.com



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Property Highlights

Location – 1015 Rock Dam Road, Marlin, Texas 76661. Only 1 hour 45 minutes from Austin and Dallas/Fort Worth. 1 hour from Bryan-College Station. 2 hours from Houston. 35 minutes from Waco.

Directions – When traveling to Marlin from Waco on South Hwy 6 take the exit for TX Business 6 as you come into Marlin. Continue for 1.7 Miles and turn right onto E Anders St. At the first stop sign go straight and continue to W Anders St. After .2 miles turn right at the curve to Rock Dam Rd. In .3 of a mile the property is on your left.

Lot Size – 27,007 sq. ft. or .62 acre according to the Falls County Appraisal District

Features- Consisting of 2,797 square feet (Per Falls County Appraisal District) home includes 5 bedrooms 3.5 baths. The home has a great flow from the formal living/dining area leading into the galley style kitchen with a breakfast nook. The home has large built-ins, vaulted ceilings, crown molding throughout and two fireplaces – one wood and the other gas burning. The large windows (all windows were recently replaced) in the informal living allow for an abundance of natural light. The flow continues throughout the house to the spacious bedrooms.

Foundation – Slab

Improvements – A detached garage. Privacy fenced dog run – in excellent condition. Large covered patio. Brick half-wall along property boundary that borders Rock Dam Rd.

Utilities- Water, sewer and trash provider is City of Marlin. Electricity is active service with TXU. Natural gas provided by Atmos.

Landscaping: Various mature trees scattered throughout.

Current Use – Privately owned. Previously used as a homesite.

Easements – An Abstract of Title to be performed to determine any easements that may exist.

Showings - By appointment only. Buyers who are represented by an agent/broker must have their agent/broker present at all showings.

Presented At: \$176,000.00 or \$63 per square foot.



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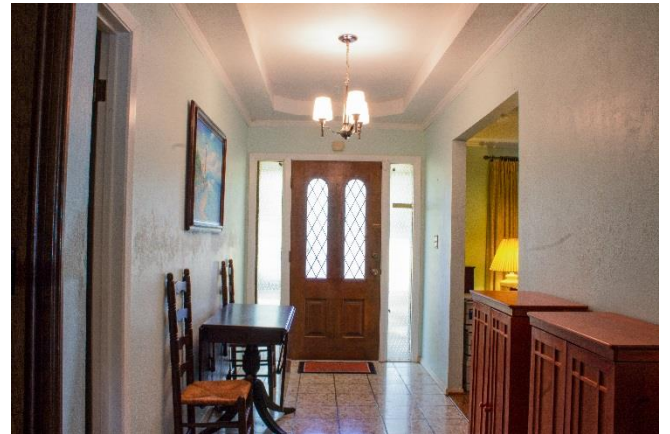
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Property Pictures



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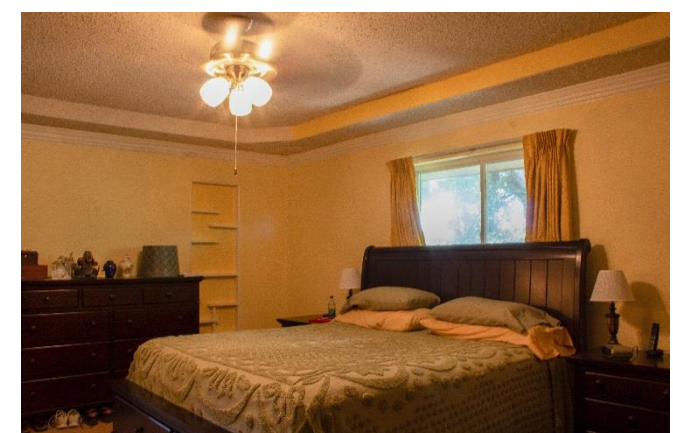
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**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**



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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 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.

Dube's Commercial, Inc	484723	bob@texasfarmandranchrealty.com	(254)803-5263
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Texas Farm and Ranch Realty	484723	bob@texasfarmandranchrealty.com	(254)803-5263
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Emmali Pankonien	710528	emmali@texasfarmandranchrealty.com	(254)855-2235
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

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