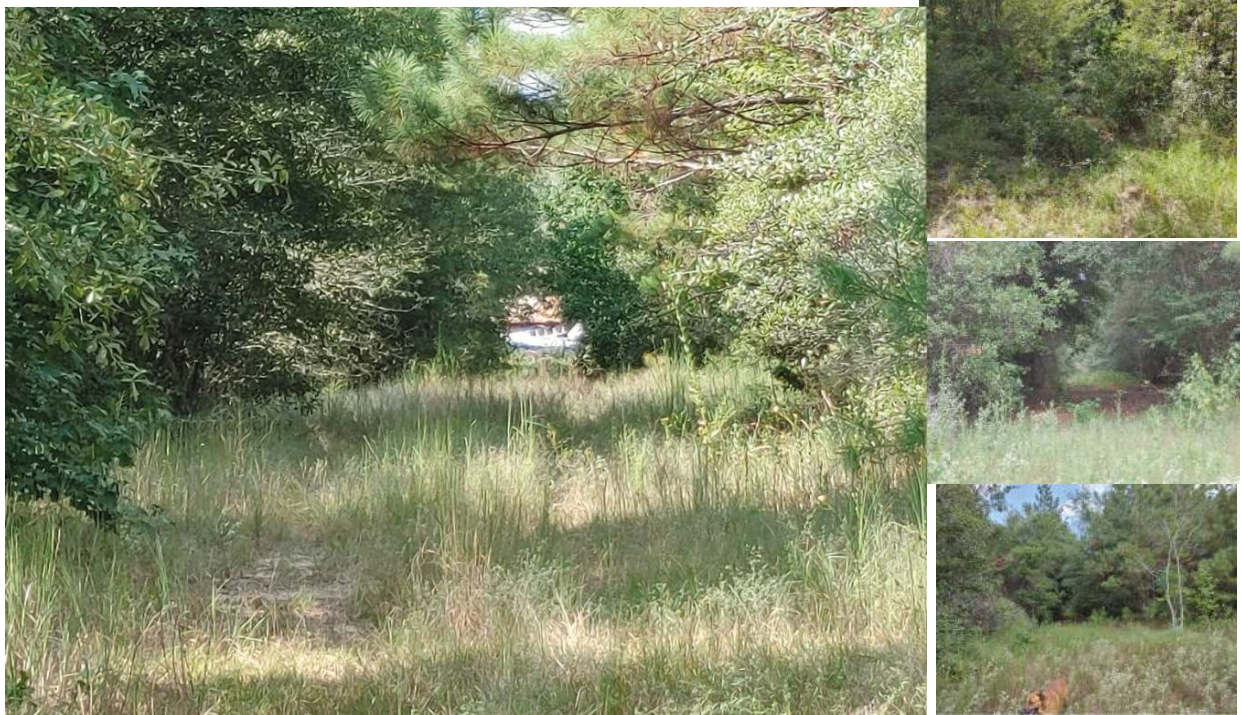


39.22 ACRES FOR SALE



4621 LEE TURNER RD CLEVELAND, TX 77328 \$320,000

Want to get away from the hustle and bustle of city life? Look no further than this 39 acres in Cleveland, Texas! Property is secluded and private as its located on a dead end road in the forest. Has electricity into the property, just needs water well and septic. Live creek on the back of the property, old logging roads throughout help to make this an excellent hunting tract. Lot of wildlife-deer, hogs, birds and more. New homes being built in this growing area. Call to see this property, won't last long! From Conroe take Hwy 105 towards Cleveland. Turn left on Lee Turner Rd. Property on the left.



Harry Pfeffer

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Brenham, TX 77833

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www.marketrealty.com

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If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

Property Identification #: 87465	Property Information: 2021	Owner Identification #: 62085
<div>Geo ID: 0304-000-0055</div> <div>Situs 4621 Lee Turner Rd Cleveland, TX</div> <div>Address: 77328</div> <div>Property Type: Real</div> <div>State Code: E1</div>	<div>Legal Description: A304 Peter Whitaker, Tract 5.5, HUD# No Info Available, HUD#2 No Info Available; Acres 39.2212</div> <div>Abstract: A304</div> <div>Neighborhood: Null</div> <div>Appraised Value: N/A</div> <div>Jurisdictions: CAD, ESD, GSJ, RDB, RLR, SCL, CP3</div>	<div>Name: Swindall Jeffery L</div> <div>Exemptions: HS, OTHER</div> <div>DBA: Null</div>



San Jacinto CAD Map Search
<p>This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The SanJacinto County Appraisal District expressly disclaims any and all liability in connection herewith.</p>



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.

11-2-2015



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.

<u>Market Realty, Inc</u>	<u>462379</u>	<u>agents@marketrealty.com</u>	<u>979-836-9600</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Roger D. Chambers</u>	<u>355849</u>	<u>appraisals@marketrealty.com</u>	<u>979-830-7708</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Roger D. Chambers</u>	<u>355849</u>	<u>appraisals@marketrealty.com</u>	<u>979-830-7708</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Harry Pfeffer</u>	<u>254852</u>	<u>hpfeffer2000@gmail.com</u>	<u>979-337-1175</u>
Sales Agent/Associate's Name	License No.	Email	Phone

[Signature]
Buyer/Tenant/Seller/Landlord Initials

9-12-20
Date