



**Jacobs Properties**

# **D&B ESTATES**

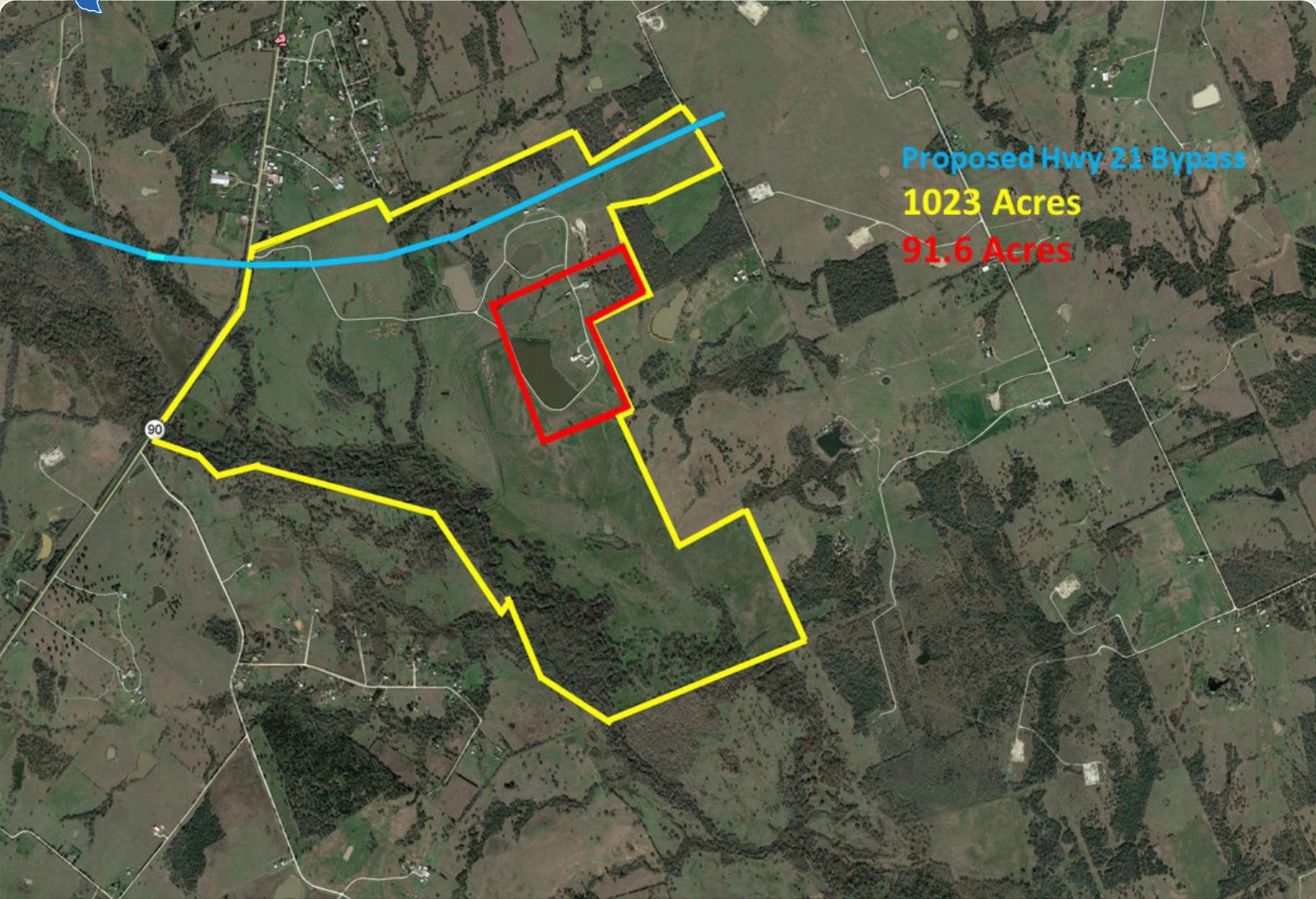
- Luxury Estate on 92 Rolling Acres •  
Madisonville, Madison County, Texas



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# D&B ESTATES AERIAL MAP



Proposed Hwy 21 Bypass  
1023 Acres  
91.6 Acres

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## D&B ESTATES

D&B Estates is located in Madison County between Dallas & Houston. This exceptional 92 acres features a 4,962 sq ft Austin stone & cedar home built in 2012 and three 1,000 sq ft bungalows all overlooking a 10-acre stocked lake. In the home, the primary suite is on the ground floor, two upstairs bedrooms each have sitting area and full bath en suite. Kitchen has island with sink, breakfast bar, Wolf & KitchenAid appliances, granite countertops, double sink, Sub-zero fridge, and walk-in pantry. Outdoor kitchen on flagstone patio has gas grill, side cooker, and refrigerator. Each bungalow is 1 bed 1 bath with kitchenette. The RV garage includes a kitchen and a media room with a full wet bar. Equipment barn is 40x60 with 75x30 sheds on two sides. Rolling acreage, mostly native pasture, scattered hardwoods. Ag exempt, no flood plain. Additional acreage available. D&B Estates could be your private ranch, weekend getaway, corporate retreat, or exotic game ranch.

**Offered for \$3,000,000**

### *Directions to property:*

From Dallas take I45 south to Madisonville. From Houston take I45 north to Madisonville. From Madisonville go south on Hwy 90 approx. 2 miles to property address 2505 Hwy 90 on left.



# D&B ESTATES - Patio & Deck



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# D&B ESTATES - Kitchen & Bath



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# D&B ESTATES - Living Room & Master Bed



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# D&B ESTATES - Shop



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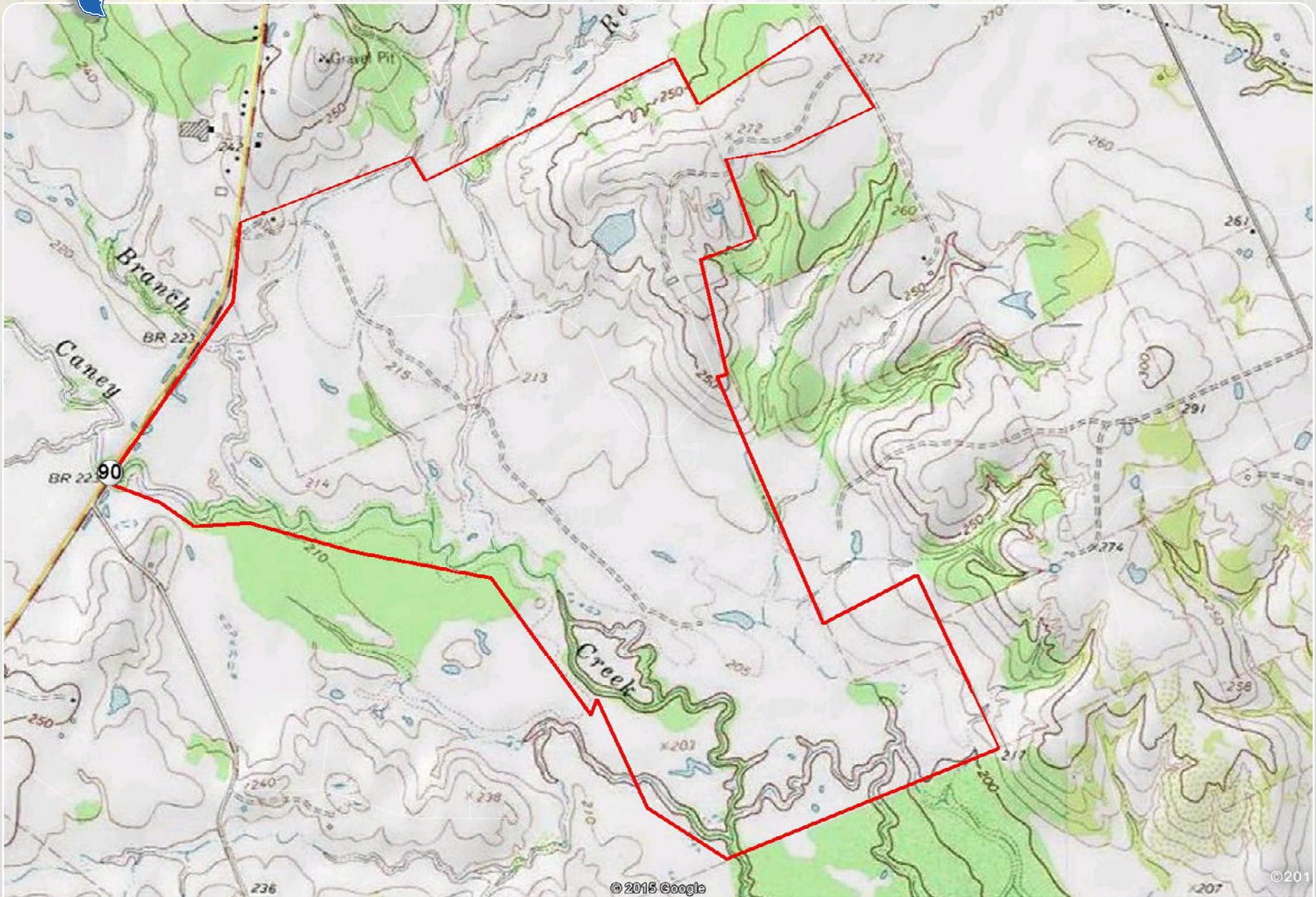
# D&B ESTATES - Pasture



# D&B ESTATES - Water



# D&B ESTATES TOPOGRAPHY







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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.

<u>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Larry Jacobs</u>	<u>License No.</u>	<u><a href="mailto:Larry@txland.com">Larry@txland.com</a></u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>		<u>Email</u>	

<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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**Regulated by the Texas Real Estate Commission**      **Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**