



**Jacobs Properties**

# **306 RANCH**

• 33.59± Acres •

5222 County Rd 306 Navasota, TX 77868



AMERICAN  
**AFR**  
FARM + RANCH

**Contact us: [info@txland.com](mailto:info@txland.com) • Tel 936-597-3301 • Fax 936-597-3313 • Visit [TXLand.com](http://TXLand.com)**



Jacobs Properties

## 306 RANCH

33± Acres of native pastures and scattered trees with approx. 960' of road frontage on County Road 306. This beautiful rolling property has natural drainage, sandy soils and great views. This would be an ideal gentleman's ranch, development property or your preference. Property is unrestricted and Ag exempt, there are some existing improvements already in place including a 50'x75' Quinset Style Barn, a 14'x24' cabin with electricity, water and sewer. There's also a nice set of dog kennels, working pens, fenced and cross fenced pastures. The old home place could either be renovated or demoed and there is a significant amount of repurposable wood flooring or framing materials in the structure. Property is approx. 1.5 miles south of Hwy 105 and approx 1.5 miles east of the soon to be completed Aggie Expressway. Convenient to Navasota, Montgomery, College Station, Woodlands, Magnolia and Houston, one hour to George Bush Airport. No flood plain. Please call to schedule your showing.

**Offered for \$1,250,000**

### *Directions to property:*

From the intersection of Hwy 105 & Hwy 6 in Navasota travel east on Hwy 105 for approx. 8 3/4 miles to County Road 308, travel south on County Road 308 for approx. 1.5 miles, turn left onto County Road 306 travel approx 500' to property driveway. Jacobs Properties sign at entry, do not enter property without listing agent.



# 306 RANCH

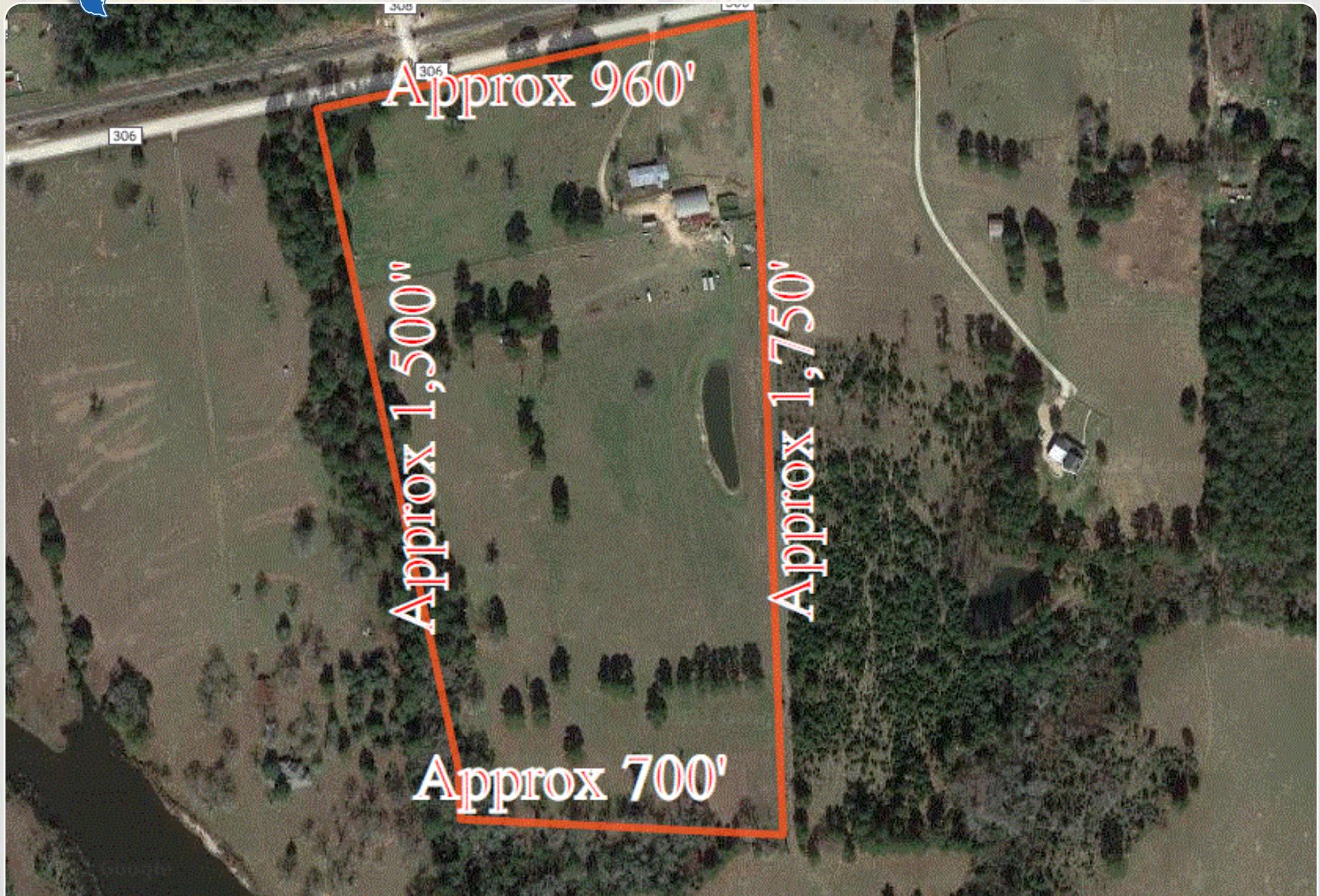


Jacobs Properties





# 306 RANCH AERIAL MAP





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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> Sales Agent/Associate's Name	<u>License No.</u>	<u><a href="mailto:Larry@txland.com">Larry@txland.com</a></u> Email	<u>Phone</u>
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<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)