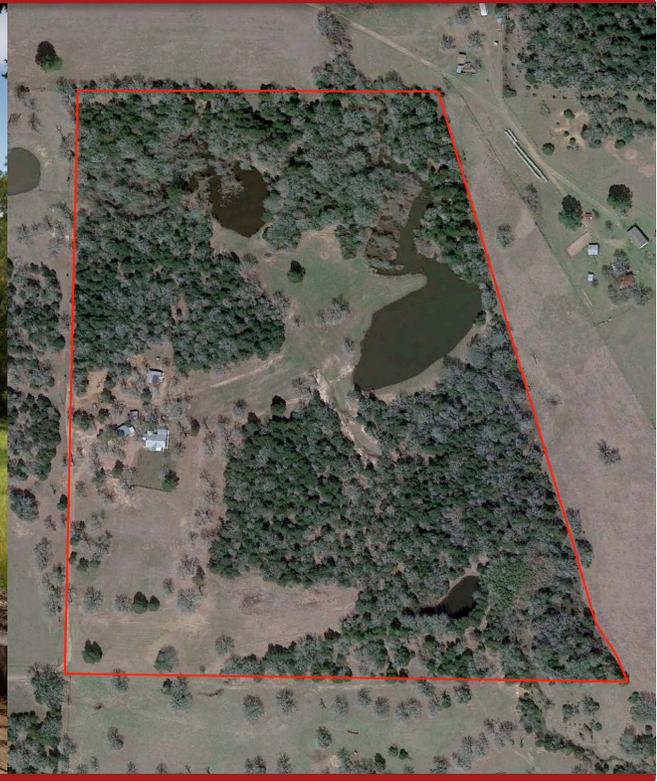


The Back Forty

± 40 ACRES

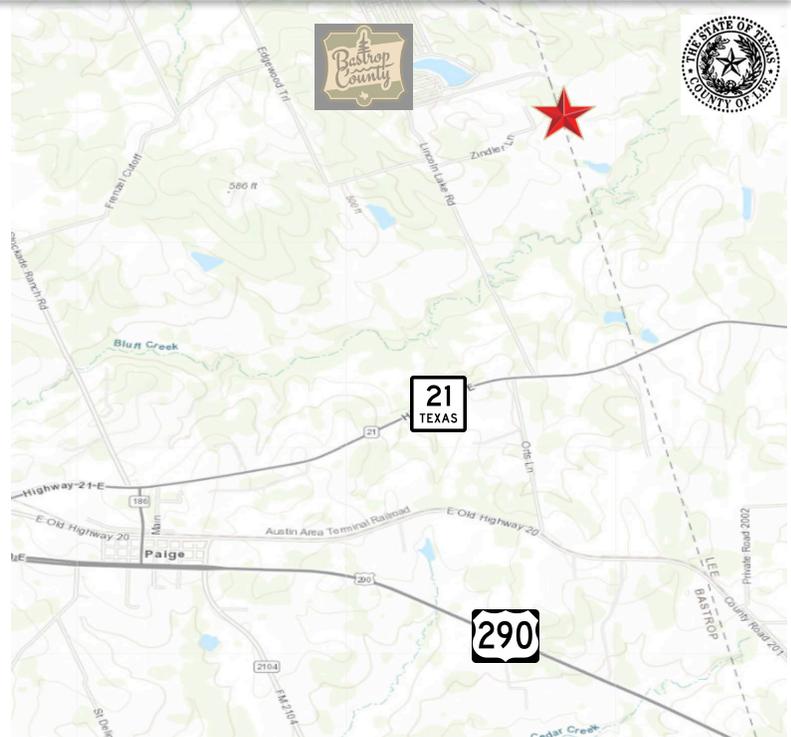
FOR SALE

214 Zindler Rd, Paige, TX 78659



PROPERTY INFORMATION

- True plug and play property for ranch recreation
- Situated in Bastrop and Lee county
- Improvements: main house, guest cottage, large lake with dock, outdoor fireplace, hunting grounds, and swimming and fishing areas
- Utilities: Bluebonnet electricity, Lee county water, and private well
- Wildlife agricultural exemption in place
- Located in Houston toad habitat area
- Location: 6 miles east on highway 21 from highway 290, left on Lincoln lake road, 1.4 miles to Zindler road, property 1/2 mile down Zindler
- Price \$1,250,000 -or- \$31,250/ acre



CONTACT

Kenny Dryden, Broker

512-750-0235

kennydryden@gmail.com



Additional Information:

Area: Property is approximately 70% wooded and 30% open

Surface Water: One large 2-3 acre lake with dock
Two smaller ponds- 1 acre each

Improvements: Main House - 3 bedroom, 2 bathroom manufactured home with multiple porches and scenic outlooks

Guest House - Completely remodeled 1 bedroom, 1 bathroom with fireplace and outdoor fire pit

Storage Area - Two storage buildings and a work shop

Services: Trash pick-up once a week
Satellite Television

Automatic gate at entrance

No mineral rights; surface rights will convey

This is a very well maintained property ready for enjoyment



You can view the video here: <https://vimeo.com/711821308/e79709b291>

Video download link:

<https://vimeo.com/jhjackson/download/711821308/e5e78aa614>

Still photos in an online gallery/album:

<https://photos.app.goo.gl/1xJrqNXrdEXhNXtp9>

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.

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Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Kenny Dryden	156345	kennydryden@gmail.com	512-750-0235
Designated Broker's Name	License No.	Email	Phone
NA	NA	NA	NA
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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