



FOR SALE

17187 Macey Rd

For more information, please contact:

Vance Goss

979.268.6840

vance@clarkisenhour.com



PROPERTY FEATURES

- 12.367 acres on Little Cedar Creek
- 20' x 28' cabin with loft - 10' covered back porch
- Ag Exempt for Beekeeping - 7 active bee hives
- All Bees and Beekeeping equipment to convey
- Access to property off paved road
- Tons of wildlife - deer, bobcats, fox, racoons, and wild turkeys
- See Inventory Sheet for complete inventory of what conveys

PROPERTY FOR SALE



**Offered for Sale:
\$295,000**



PROPERTY PHOTOS





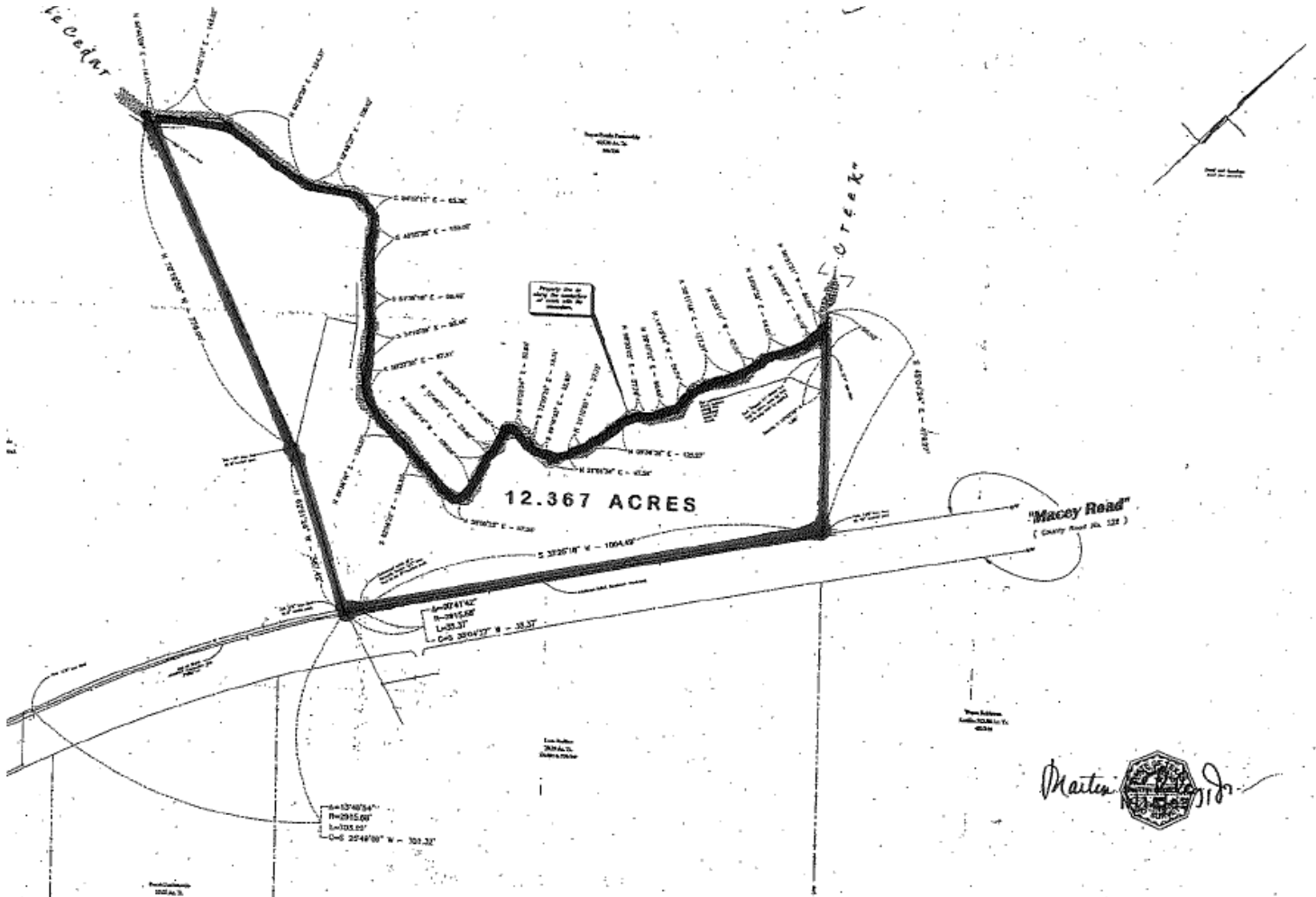
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PROPERTY OUTLINE





CABIN INVENTORY

KITCHEN APPLIANCES

REFRIGERATOR, ELECTRIC RANGE, MICROWAVE ASSORTED KITCHEN SERVING DISHES, FLATWARE, ASSORTED TOWELS FOR KITCHEN & BATH

FURNITURE

SOFA, WOODEN KITCHEN TABLE WITH 4 CHAIRS, 2 TABLE LAMPS, 1 QUEEN SIZE BED WITH MATTRESS, 1 SINGLE BED WITH MATTRESS, 4 ROCKING CHAIRS, ANTIQUE BOOKCASE, 1 TEAK SWING, 1 5000 BTU PORTABLE AIR CONDITIONER, 3 PORTABLE ELECTRIC HEATERS

RECREATIONAL

1 LIONEL 027 GAUGE ELECTRIC TRAIN SET, MOUNTED ON 4X8 BOARD, LAWN BADMINTON SET, LAWN VOLLEYBALL SET, HORSESHOE GAME. ARCHERY EQUIPMENT, 1 COMPOUND BOW, 2 RECURVE BOWS, ASSORTED ARROWS, 1 BATTERY POWERED CLAY PIGEON THROWER, BOX OF CLAY TARGETS, ASSORTED 12 AND 410 SHOTGUN SHEELS, BOX 22 RIFLE SHELS

TOOLS AND HARDWARE

1 RYOBI BLOWER, 1 RYOBI SCREWDRIVER, ASSORTED GARDEN TOOLS, GARDEN HOSES, LARGE ASSORTMENT HAND TOOLS, 1 SHOP VAC

BEEKEEPING EQUIPMENT

WOODENWARE, INCLUDING 20 DEEP HIVE BODIES, WITH APPROPRIATE FRAMES AND BEESWAX FOUNDATION 30 SHALLOW EXTRACTING SUPERS WITH APPROPRIATE FRAMES, 2 SMOKERS, HIVE TOOLS, QUEEN EXCLUDERS, 1 CASE POLLEN SUBSTITUTE, 1 REFRACTOMETER TO CHECK HONEY MOISTURE, APPARATUS TO DE-CRYSTALIZE HONEY, SOLAR WAX MELTER. 1 GALLON IN-HIVE FEEDERS.

HONEY HARVESTING EQUIPMENT, 1 STAINLESS STEEL 2 FRAME EXTRACTOR, 2 ELECTRIC UNCAPPING KNIVES, UNCAPPING TUB WITH DRAINER, 5 GALLON BOTTLING BUCKET WITH 3 FILTERS, 6 CASES EMPTY 1 LB. HONEY JARS



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Vance Goss	627851	vance@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date