



## OFFER INSTRUCTIONS

**747 CANAL RD, WINNIE, TX 77665**

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- 1. PARAGRAPH 1:** GRETCHEN BREEN, EXECUTOR FOR ESTATE OF LARRY W. WELLS  
PHILLIP GOZA, POWER OF ATTORNEY FOR CYNTHIA J. HOVERSON
- 2. Legal Description:** 477 TR 5-0-11 F P STERLING; 477 TR 5-0 F P STERLING; 477 TR 5-0-3 F P STERLING; 477 TR 5-0-9 F P STERLING
- 3. Paragraph 6A8:** Additional Boundary Coverage will be at Buyer's expense if coverage is desired.
- 4. Paragraph 6C1:** If Seller has a survey it will be attached; If existing survey is not acceptable a new survey will be at Buyers expense.

**5. Page 9 Information:**

- Coldwell Banker D'Ann Harper, REALTORS #416239
- Licensed Supervisor is Marlee Kutzer #628144
- Listing Associate is Chad Andrus #626158
- Phone is **(832) 402-9211**
- Chad's email is [chad@andruslandgroup.com](mailto:chad@andruslandgroup.com)
- CC Executive Assistant, Jewel at [info@andruslandgroup.com](mailto:info@andruslandgroup.com)
- Address is 18756 Stone Oak Pkwy, Ste 301 San Antonio, TX 78258

**PLEASE INCLUDE:**

1. Pre-Approval Letter/Proof of Funds
2. Third Party Financing Addendum if needed
3. Signed Addenda

**CHAD ANDRUS, ALC**

CEO | ACCREDITED LAND CONSULTANT

(832) 402-9211 | [CHAD@ANDRUSLANDGROUP.COM](mailto:CHAD@ANDRUSLANDGROUP.COM)