

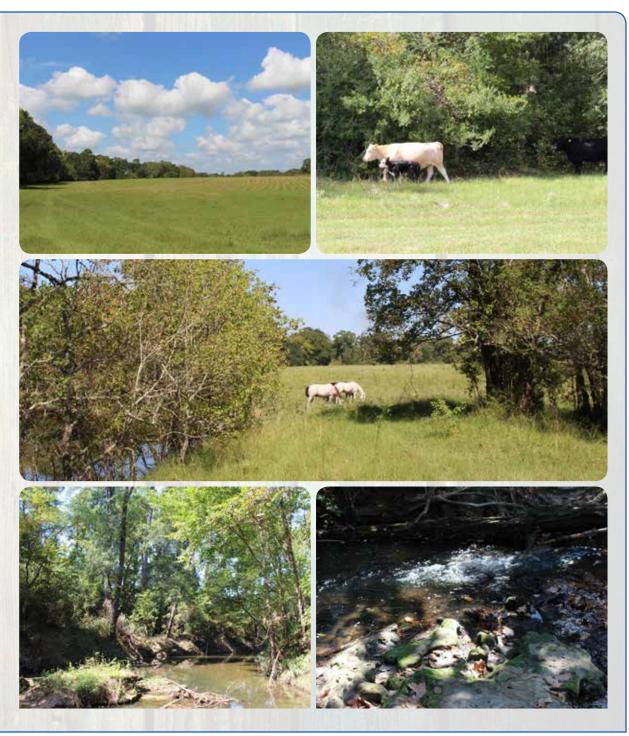
Jacobs Properties

CZECH RANCH

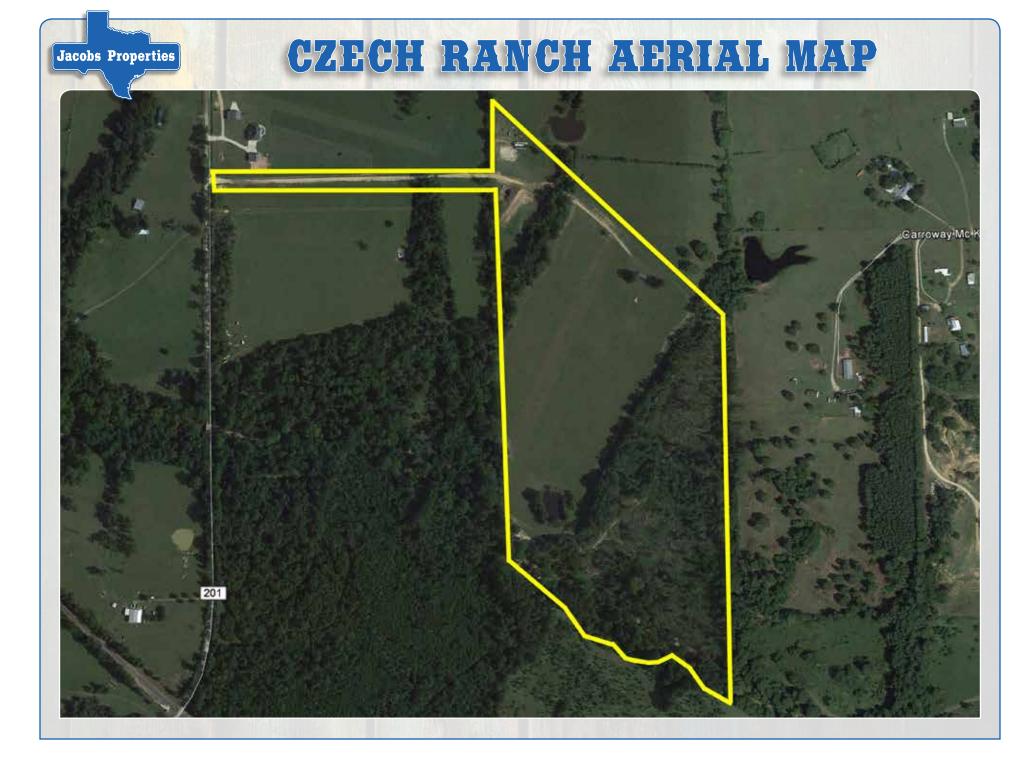
These 54.4 acres south of Plantersville, in southeast Grimes County, lies near the proposed route of FM 249 extension. Half woods, half pasture, pond and ag exempt. Mill Creek, a year-round rock-bottom creek, is the south boundary. Some flood plain along the creek. Public water is available; power and septic are coming soon. The property is set well back off a county road for seclusion and accessed by a 65-foot-wide strip. Bring your family and your vision to the Czech Ranch.

Offered for \$979,200

Directions to property: From Montgomery, take Highway 105 west 11 miles to Plantersville, turn left (south) onto FM 1774. In about half a mile, turn right onto CR 201. Property is on the left about a mile down.







Jacobs Properties

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ement to represent the er first.	Jyer in a transaction without an agree nd must place the interests of the owne	a subagent when aiding a bi does not represent the buyer a	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.
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must first obtain the written and, in conspicuous bold or	er (er	RY: To act as an intermedia ion. The written agreement mations as an intermediary. A brown impartially and fairly;	er či 🕨
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agreement with the owner, broker's minimum duties by the agent, including	the property owner's agent through an . An owner's agent must perform the .t the property or transaction knowr .nt.	DLORD): The broker becomes berty management agreement any material information about ent by the buyer or buyer's age	AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an a usually in a written listing to sell or property management agreement. An owner's agent must perform the above and must inform the owner of any material information about the property or transaction known information disclosed to the agent or subagent by the buyer or buyer's agent.
	TRANSACTION:	A PARTY IN A REAL ESTATE	A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:
presents):	erson or party that the broker repres own interests; insaction received by the broker; er from the client; and	ED BY LAW (A client is the p all others, including the broker's mation about the property or transent any offer to or counter-off action honestly and fairly.	 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker re 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.
by the broker.	S OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.	DERS: kerage activities, including acts d by a broker and works with c	 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage A SALES AGENT must be sponsored by a
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