



Jacobs Properties

TOP HAND TEXAS

- Exotic Game Ranch with Luxury Home on 894 Acres •
Huntsville, Walker County, Texas



Contact us: info@txland.com • Tel 936-597-3301 • Fax 936-597-3313 • Visit TXLand.com

TOP HAND TEXAS

Lush forests. Expansive lakes. Exotic game. Custom-built lodge. No expense has been spared at Top Hand Ranch, located in the natural forest of the Big Thicket near Huntsville. The game ranch includes a well-appointed lodge, fully equipped barn with office and bath and room for your imagination to run wild! The lodge, which overlooks a 10-acre lake, has been designed and constructed with extravagant comfort in mind. Three living areas with fireplaces and expansive views of the grounds provide inviting spaces to relax and relive your favorite hunting and fishing memories.



Any chef would be impressed by the spacious kitchen equipped with Wolf and Sub-Zero appliances. The lodge includes six graciously appointed bedroom suites. Amenities also include a game room perfect for relaxation or entertaining guests. Wind down on one of the oversized covered patios around the lodge, which are equipped with motorized sun shades. Enjoy a full view of the grounds within the comfort of the convertible outdoor patio, complete with central heat and air, a fireplace, commercial grill and TV. The 894-acre, high-fenced property is covered with hardwoods and mature pines. In addition to the 10-acre lake, the ranch boasts three stocked lakes and 25+ species of animals from around the world. Only one hour from Bush Intercontinental Airport, Top Hand Ranch is a world away. If you ever dreamed of visiting the Serengeti, it may be closer than you think.



Jacobs Properties

THE LAND

Top Hand Texas offers 894 acres of high-fenced natural pine and hardwood forest with creeks and draws meandering throughout. A gentle roll provides views of the surrounding areas.

THE WATER

Three stocked lakes and an additional pond provide water for the game on Top Hand Ranch. The lodge overlooks a 10-acre stocked lake with covered dock and open pier. Another lake has excellent waterfowl hunting opportunities. A smaller lake is stocked with catfish. Seasonal creeks traverse the property. There are two water wells furnishing water to the improvements on the ranch.



THE LODGE

The 7,400-square-foot, custom lodge was built with no expense spared. Six bedroom suites provide comfortable accommodations for many guests. A large fireplace and wall of windows overlook the lake from the main living area. The formal dining area has a fireplace. The spacious and complete kitchen has every convenience you would expect. Three of the bedrooms exit onto large, covered patios. The guest wing includes a large great room with fireplace and dining area. A game room with fireplace and living area will keep your guests entertained. Additional rooms include an office, butler's pantry and large mud room/utility room. Massive covered patios surround the lodge. One patio is convertible with motorized side enclosures that allow full views of the land surrounding the lodge. This convertible patio contains an outdoor kitchen, TV, fireplace and central heat and air.



Jacobs Properties

THE GAME

Over 25 species of animals from all over the world live on Top Hand Ranch. The list includes: Impala, Gemsbok, Lechwe, White-Lipped Deer, Addax, Red Stag, Axis, Sika, Fallow, Buffalo, Pere David Deer, Hog Deer, Water Buck, Black Buck, Transcaspian Urial, Catalina Goat, Mouflon, Aoudad, Sable, Eland, Scimitar Oryx, Nubian Ibex, Wildebeest, Kudu, Whitetail Deer and Grevy's Zebra (protected species).

THE BARN

The barn provides six stalls and tack room for your horse guest and covered concrete parking for equipment and vehicles. The office has a three-quarter bath.



THE EXTRAS Specific furniture, furnishings and equipment are offered for sale.

THE LOCATION

Top Hand Texas is 20 minutes from Huntsville, Texas just east of I-45 and within one hour of Bush Intercontinental Airport.

Offered for \$7,950,000

Appointments are required with 48-hour notice. Call Mel Simonton, 940-659-8042, for additional information, directions or to set an appointment to see Top Hand Ranch.

TOP HAND TEXAS



Jacobs Properties





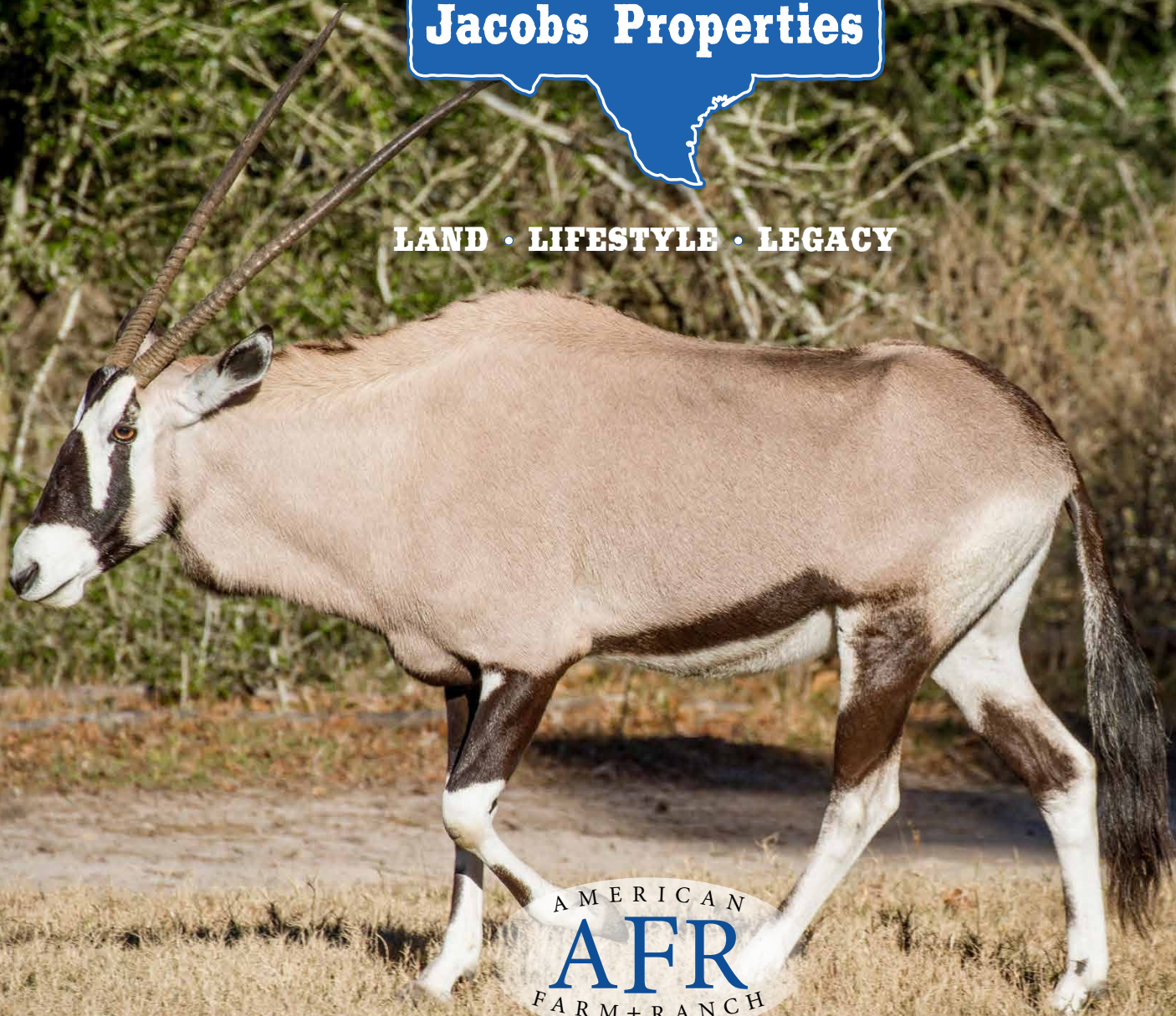
TOP HAND TEXAS AERIAL MAP





Jacobs Properties

LAND • LIFESTYLE • LEGACY



AMERICAN
AFR
FARM+RANCH

Contact us: info@txland.com • Tel 936-597-3301 • Fax 936-597-3313 • Visit TXLand.com



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>
------------------------------------------------------------------------------	--------------------	--------------	--------------

<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
----------------------------------	--------------------	--------------	--------------

<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
----------------------------------------------------------	--------------------	--------------	--------------

<u>Larry Jacobs</u> Sales Agent/Associate's Name	<u>License No.</u>	<u>Larry@txland.com</u> Email	<u>Phone</u>
-----------------------------------------------------	--------------------	------------------------------------------------------------------------	--------------

<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
----------------------------------------------	-------------

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**