



Jacobs Properties

LAS MERCEDES RANCH

- 593-Acre Cattle & Recreational Ranch •
- Midway, Madison County, Texas

PRICE REDUCED!



AMERICAN
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FARM + RANCH

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

LAS MERCEDES RANCH

is 593 acres of gently rolling land situated in a park-like setting, offering the best productive cattle and recreational ranch near Huntsville in Madison County.

Location: This Madison County ranch is approximately 75 minutes north of Bush Airport, 20 miles north of Huntsville, 175 miles from DFW Airport, 160 miles east of Austin. The northern boundary fronts on FM 1428 and the eastern boundary fronts on FM 247.

Improvements: One-year-old, 1,200-square-foot, 3-bedroom, 2-bath manufactured home, 40X100 metal shop building with 3-bedroom, 2-bath apartment, 100X100 show barn constructed in 2016, 40X75 hay barn, 25X30 square bale barn, panel arena, pipe and cable fence.

Water: Two water wells furnish water to all improvements, as well as water troughs in select pastures, 6 ponds, seasonal creeks and sloughs. Seller states a water well drilled and used by the mineral lessee will revert to landowner in 2017.



Cattle: The land is cross fenced into 12 pastures; cross fencing is good to new condition, show barn is centrally located for easy access from all areas, well water of surface water is present in pastures, show barn includes welded pipe working pens with covered scale and chute. The ranch is used as a registered Brahman and commercial cow/calf operation. Cattle are available for sale separately.

Minerals: Listing price does not include minerals. Currently, there is one producing well site on the property. Seller states a water well drilled and used by the mineral lessee will revert to land owner in 2017.

Offered for \$2,962,035

Directions to property:

From Houston I-45 north, exit Hwy 19 towards Riverside, exit FM 2821 (Fish Hatchery Road), then left on FM 2821, right on FM 247, property is approximately 15 miles on the left. Appointment required, call Mel 940-659-8042.



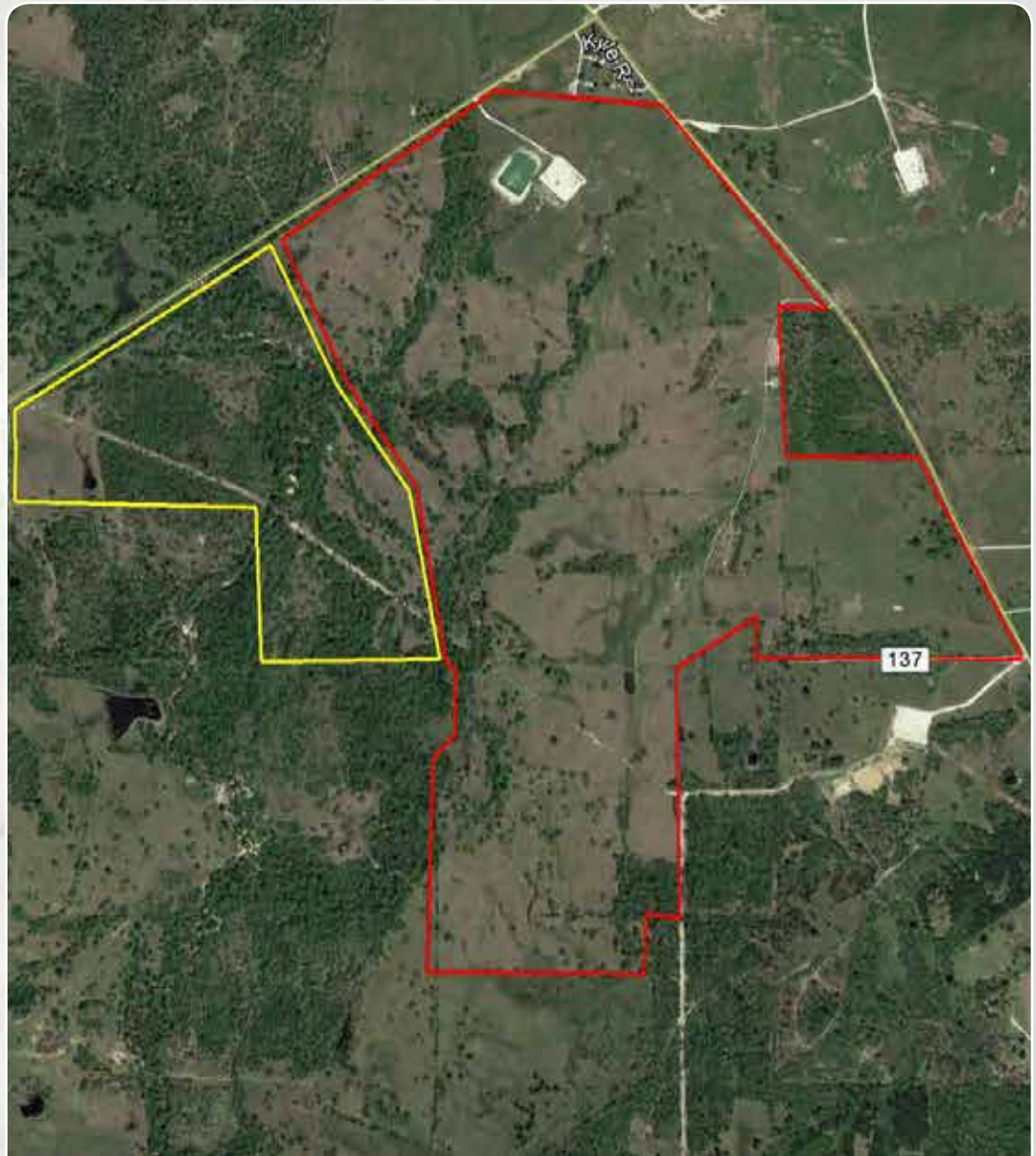
LAS MERCEDES RANCH



LAS MERCEDES RANCH AERIAL MAPS



593 Acres



593 Acres with Neighboring 161 Acres



Jacobs Properties

Land • Lifestyle • Legacy



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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>
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<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Larry Jacobs</u>	<u>License No.</u>	<u>Larry@txland.com</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>		<u>Email</u>	

<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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Information available at www.trec.texas.gov