



Jacobs Properties

LOCKHART RANCH

- 6-Bedroom Home on 14+ Acres •
- Montgomery, Montgomery County, Texas

PRICE REDUCED!



AMERICAN
AFR
FARM + RANCH

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Offering a 5,200-square-foot, Paul Meyer Designs custom home with six bedrooms and 5.5 baths, these 14.74 acres in the Perfection Ranch subdivision offer space for comfortable family living and gracious entertaining. The living room, dining room, island kitchen and den overlook a backyard oasis complete with pool, hot tub, kitchen and pilapa. The rolling land features scattered hardwoods and fencing and cross-fencing. The six-stall barn is ready to welcome your horses and the 60x40 insulated utility building will handle your shop or storage requirements.

Offered at \$1,495,000

Directions to property:

From Montgomery, go west on Highway 105; turn left onto Old Dobbin Road. Enter Perfection Ranch (gate code required), take first right and go to Ranch Top Court on right. Enter property on left (no sign).



LOCKHART RANCH



Jacobs Properties



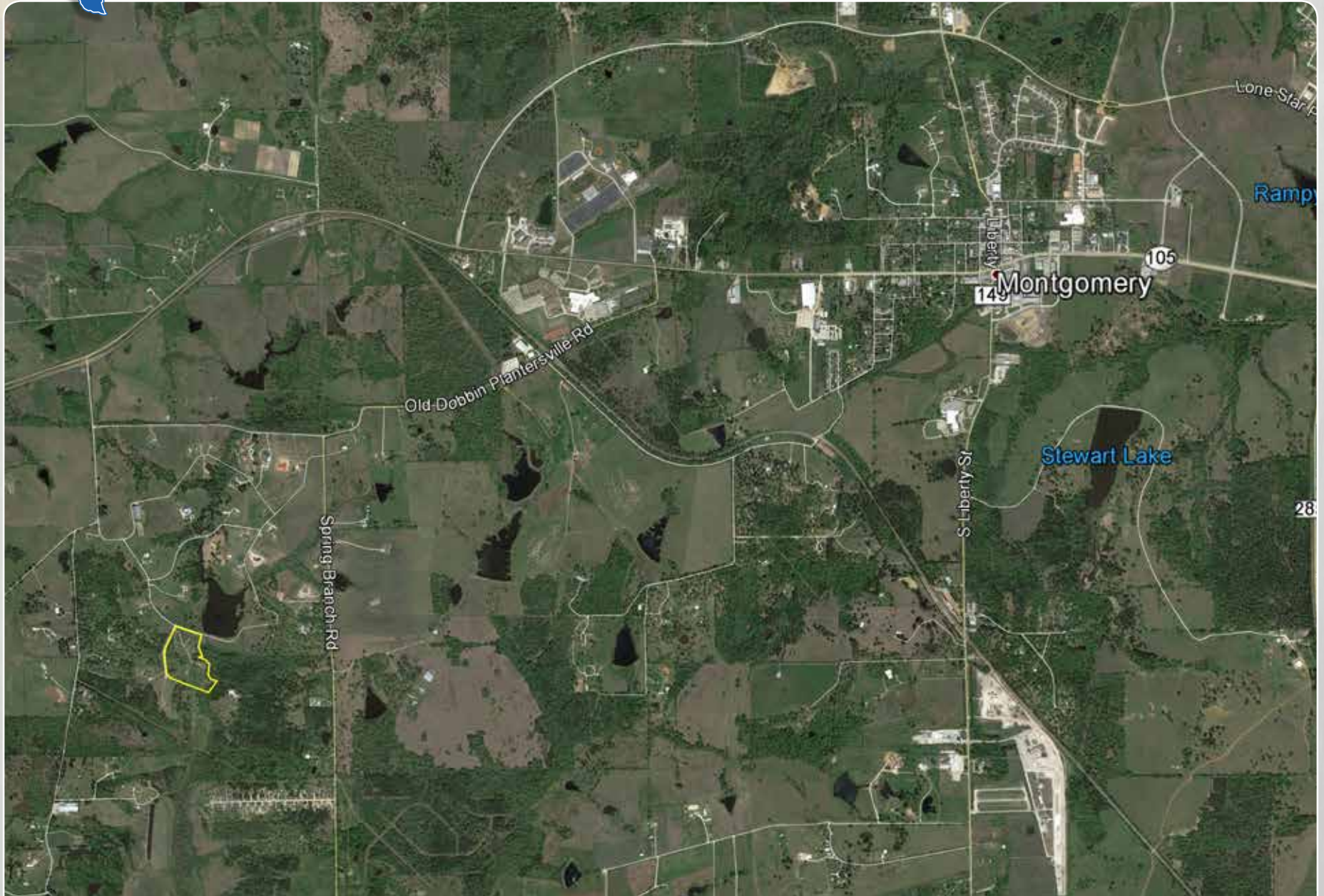


LOCKHART RANCH AERIAL MAP



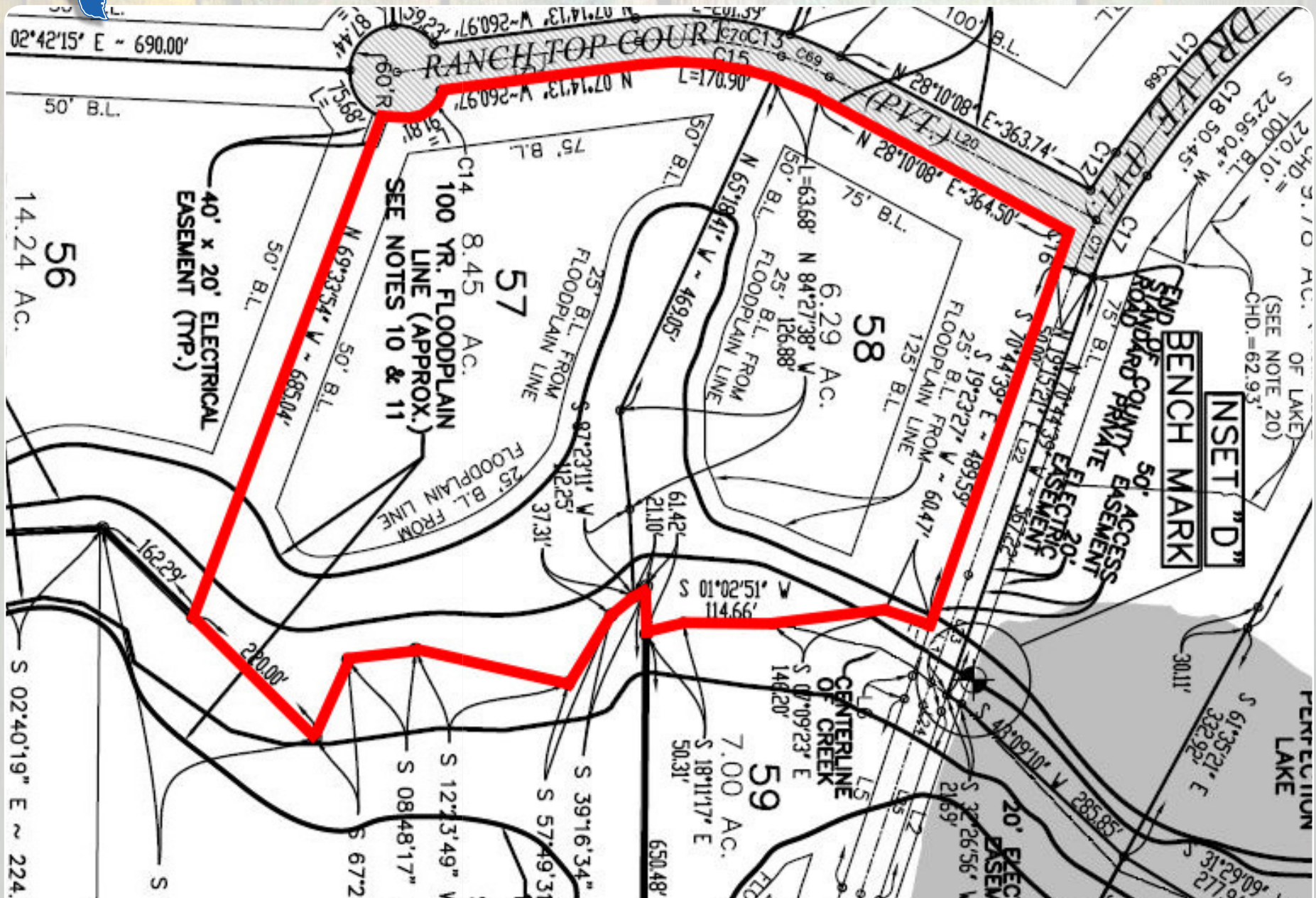


LOCKHART RANCH AREA MAP





LOCKHART RANCH PLAT MAP



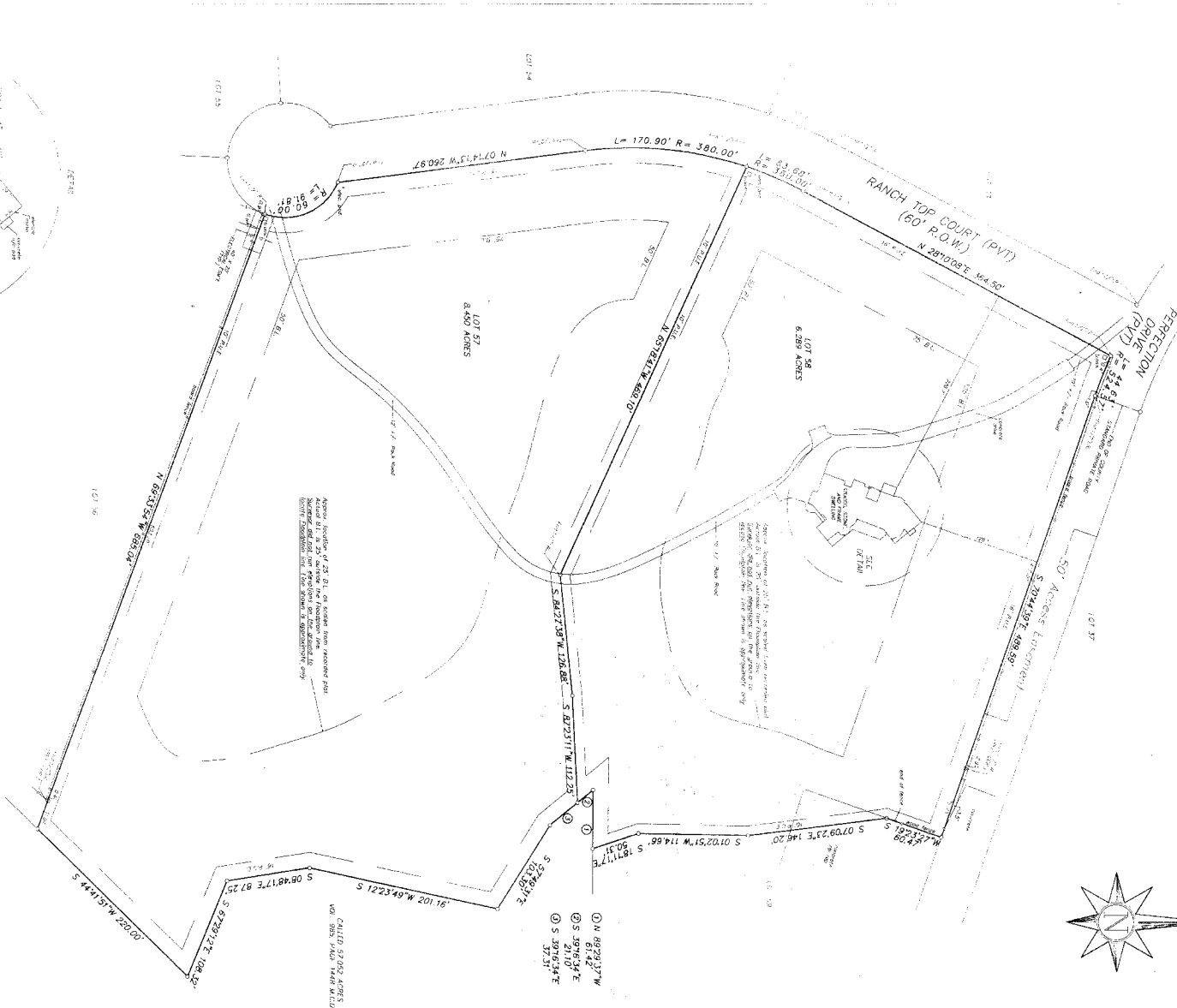
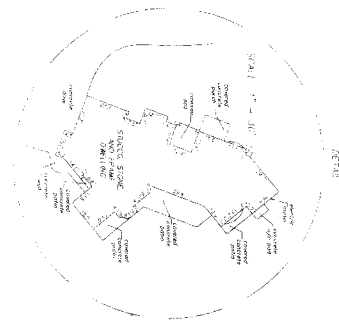
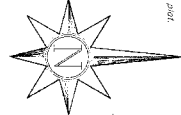
LOCKHART RANCH SURVEY MAP

MADRIX PROFESSIONAL LAND SURVEYING CO.
 1315 W. STATE ST. SUITE 301
 AUSTIN, TEXAS 78703

2015 Survey in the State of Texas. Madrix Professional Land Surveying Co., P.L.L.C. is a Professional Corporation, duly licensed and bonded in the State of Texas. This survey was prepared in accordance with the Surveying Act of 1999, Chapter 82, Texas Government Code.

This survey was prepared in accordance with the Surveying Act of 1999, Chapter 82, Texas Government Code. The surveyor has not had any knowledge of any other survey of this land.

Base of bearings is recorded plat.



Doc No. 35-14-1716, JP

Map of Madrix, L.P.
 RTLS, N. 4017

STANDARD LAND SURVEY
 PROJECT: 14-1716
 A MERIDIAN TRACT SURVEY
 MADRIX PROFESSIONAL LAND SURVEYING CO., P.L.L.C.
 1315 W. STATE ST. SUITE 301
 AUSTIN, TEXAS 78703
 DATE: 12/15/15
 SURVEYOR: JACOBSON

THESE SURVEY POINTS ARE TO BE SET AND MAINTAINED BY THE SURVEYOR. IT IS THE SURVEYOR'S DUTY TO PROTECT THESE POINTS FROM DISTURBANCE. ANY DISTURBANCE TO THESE POINTS SHALL BE THE RESPONSIBILITY OF THE PARTY CAUSING THE DISTURBANCE.

APPROXIMATE LOCATION OF 2.5% OF SECTION FROM RECORDED PLAT 14-1716, J.P. 35-14-1716, 12/15/15, IS SHOWN BY DASHED LINES. THIS SURVEY IS A MERIDIAN TRACT SURVEY OF A PART OF SECTION 37, T14N, R17E, S14W, 35-14-1716, J.P. 35-14-1716, 12/15/15, IN THE MADRIX PROFESSIONAL LAND SURVEYING CO., P.L.L.C. TRACT.

CALL TO: 512-976-4000
 OR VISIT: WWW.MADRIX.COM



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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> Sales Agent/Associate's Name	<u>License No.</u>	<u>Larry@txland.com</u> Email	<u>Phone</u>
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<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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Regulated by the Texas Real Estate Commission

TAR 2501

Jacobs Properties 14372 Liberty Montgomery, TX 77356
Larry Jacobs

Phone: 936.597.3317
Fax:

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IABS 1-0

Information available at www.trec.texas.gov