



**Jacobs Properties**

# WIMBERLY RANCH

- 36 Acres with Country Home & Private Pond •  
Richards, Walker County, Texas

***PRICE REDUCED!***



AMERICAN  
**AFR**  
FARM + RANCH

**Contact us: [info@txland.com](mailto:info@txland.com) • Tel 936-597-3301 • Fax 936-597-3313 • Visit [TXLand.com](http://TXLand.com)**



## WIMBERLY RANCH

This 1,710-square-foot home features two bedrooms, two baths, large living area with stone fireplace, large country-style island kitchen and dining area, 9-foot ceilings, decor lighting, two large master suites and upgrades throughout. Exterior features include a wraparound porch, paved road frontage, rolling grassy pastures, fencing/cross-fencing, 30x22 pavilion, 60x40 metal barn, stock pond, beautiful landscaping, gated entrance and a wet-weather creek in the rear. Owner relocating - Price Reduced! Possible Owner Financing.

~~Offered for \$639,000~~

**Offered for \$619,000**

### *Directions to property:*

From Montgomery, go north on FM 149 approximately 11.7 miles and turn right (north) on FM 1791. Go approximately 5.7 miles and turn left on Preston Road. Go approximately 1.5 miles to property on left. From Huntsville, take Highway 30 to left on FM 1791 and to right on Preston Road.





# WIMBERLY RANCH

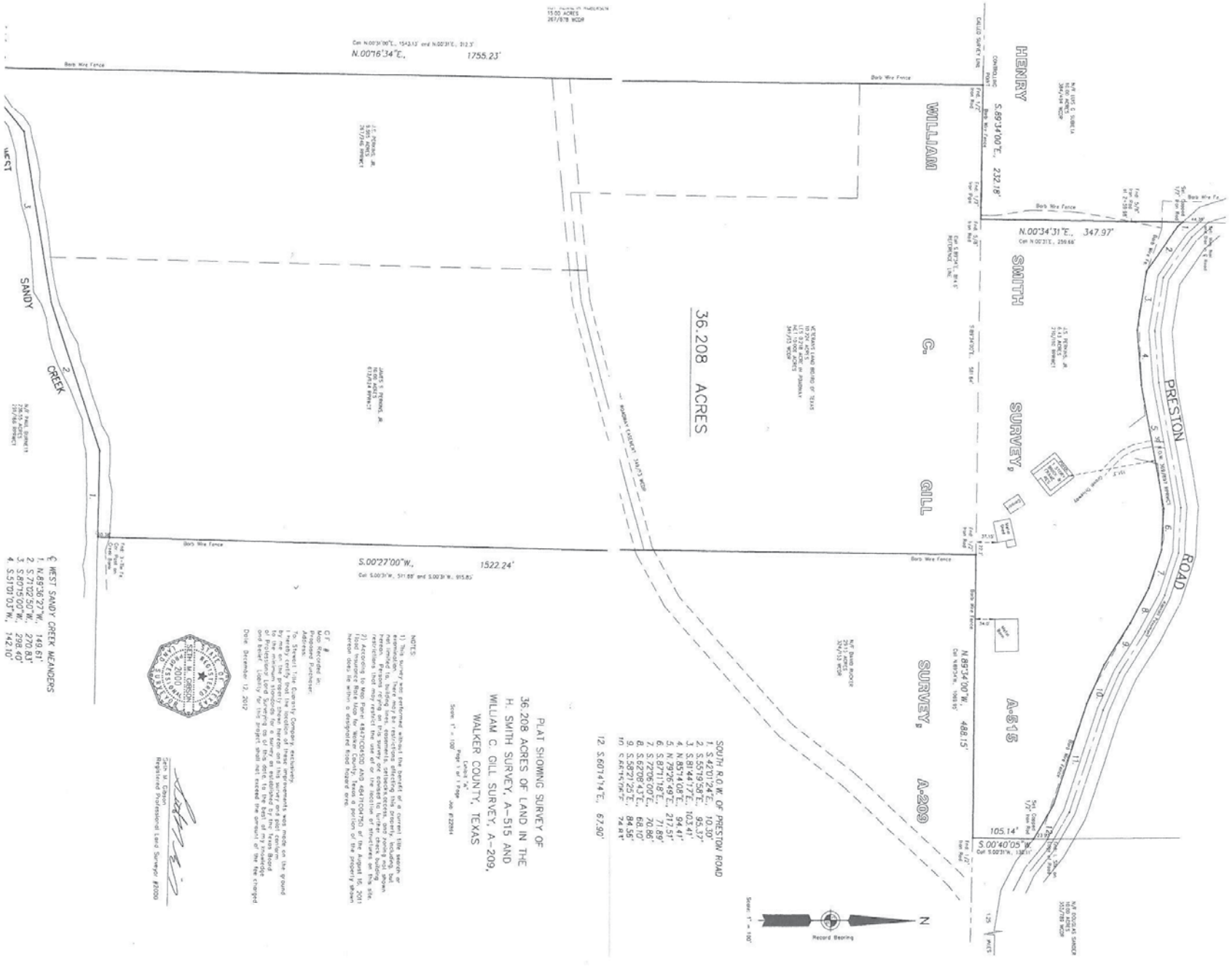




# WIMBERLY RANCH AERIAL MAP



# WIMBERLY RANCH SURVEY MAP



36.208 ACRES

- SOUTH R.O.W. OF PRESTON ROAD
1. S.42°01'24"E, 10.30'
  2. S.55°19'58"E, 95.33'
  3. S.81°44'17"E, 103.41'
  4. N.95°14'08"E, 94.41'
  5. S.72°01'48"E, 217.86'
  6. S.82°01'48"E, 217.86'
  7. S.72°05'00"E, 20.86'
  8. S.52°08'43"E, 68.10'
  9. S.58°21'25"E, 84.35'
  10. S.65°15'06"E, 74.81'
  12. S.60°14'14"E, 67.90'

PLAT SHOWING SURVEY OF  
 36.208 ACRES OF LAND IN THE  
 H. SMITH SURVEY, A-515 AND  
 WILLIAM C. GILL SURVEY, A-209,  
 WALKER COUNTY, TEXAS

Scale: 1" = 100' (Part 1 of 1 Page of 2 Pages)

On N.00°31'00"E, 1543.13' and N.00°31'E, 212.3'  
 N.00°16'34"E, 1755.23'

S.00°27'00"W, 1522.24'  
 On S.0°31'00"W, 1543.13' and S.00°31'E, 212.3'

NOTES:  
 1) The Surveyor has performed a check of the records of a current title search or examination. There may be restrictions affecting the use of a portion of the search or examination. These restrictions, if any, are noted on this plat. The Surveyor is not responsible for any restrictions that may restrict the use of or the location of structures on this site.  
 2) According to Map Files: 441708050 AND 444110450 of the August 16, 2011 Revision Order in which a designated block "Wimberly Ranch" is shown.

C.T. # \_\_\_\_\_  
 Name of Record: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 3) I, the undersigned, Surveyor, do hereby certify that the above plat was made on the ground by me or the person whose name is hereon as the Surveyor and that the same is a true and correct copy of the original plat as the same was filed in the Public Record of the County of Walker, Texas, and that the same is a true and correct copy of the original plat as the same was filed in the Public Record of the County of Walker, Texas.  
 Done December 12, 2012



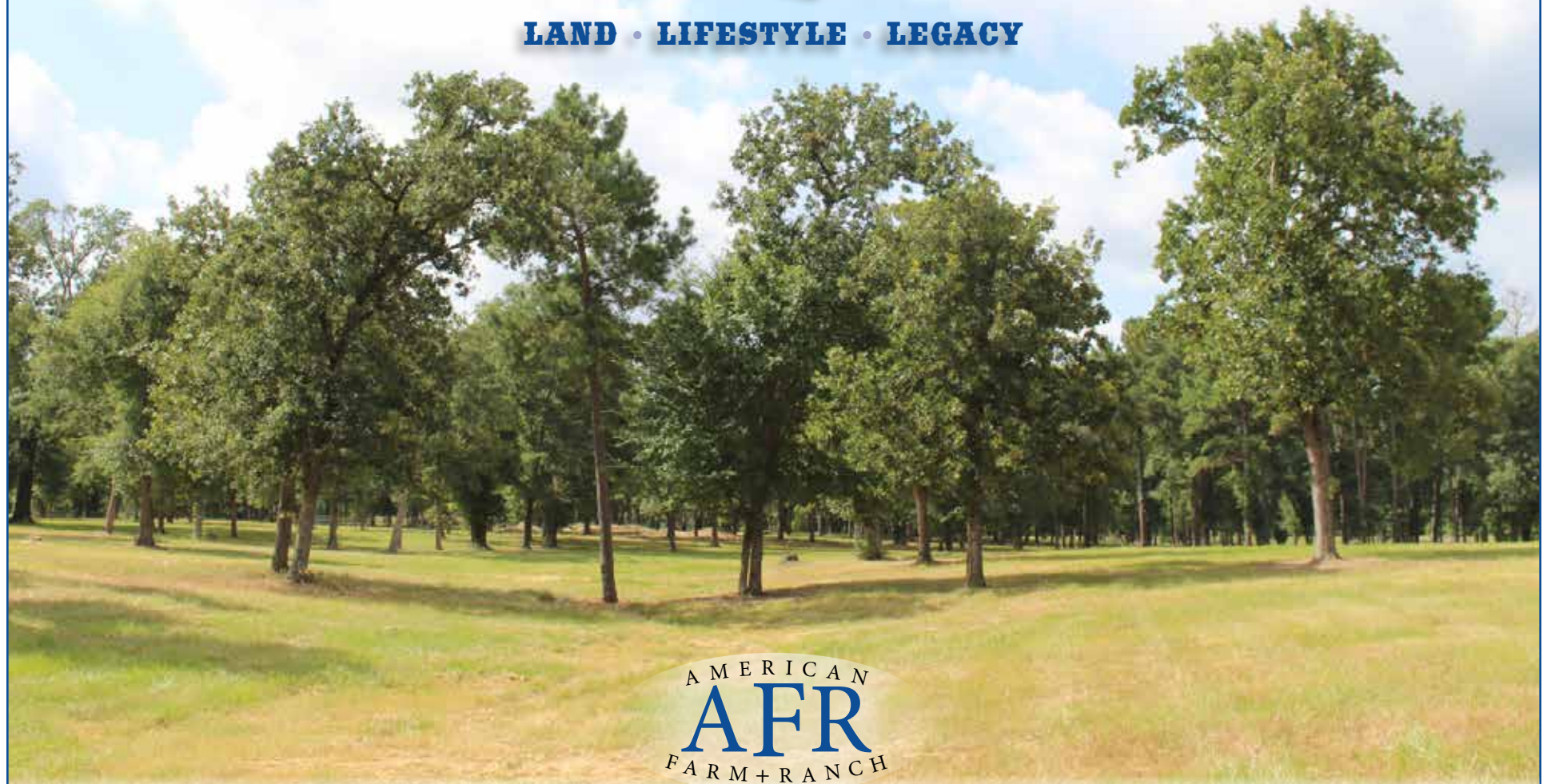
John M. Gibson  
 Registered Professional Land Surveyor #25310

- WEST SANDY CREEK MEANDERS
1. N.89°30'27"W, 149.61'
  2. S.42°01'24"E, 10.30'
  3. S.60°15'03"W, 208.00'
  4. S.51°01'03"W, 142.10'





**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><a href="mailto:Larry@txland.com">Larry@txland.com</a></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](http://www.trec.texas.gov)**





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