

Jacobs Properties

BROWN RANCH

Come enjoy 28.2 parklike acres with beautiful rolling hills and mature trees and a 2,800-square-foot residence. This wildlifeexempt property borders the National Forest on the western and northern boundaries of the property and has a 1+-acre lake, deep well, fruit trees and a garden with an extensive irrigation system. The home has 2 bedrooms, 1.5 baths and a 40x40 multi-use room that can be used for entertainment or a garage/shop. A great place for the weekend warrior or a permanent residence.

Offered for \$779,000

Directions to property: From Montgomery, take FM 1097 West 6.2 miles and the road becomes Bethel Road. Go another 0.2 miles and the property is on the left at the black pipe fence.



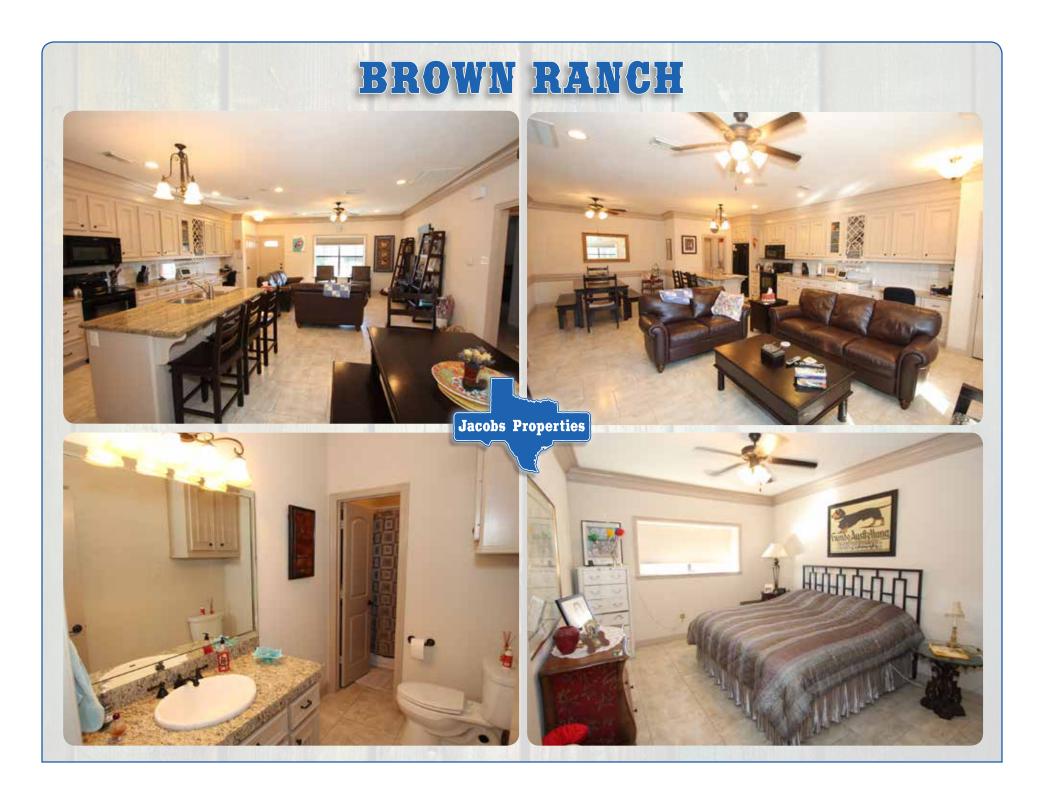


















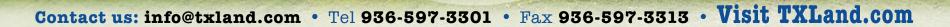
BROWN RANCH AFRIAL MAP

Jacobs Properties



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Land • Lifestyle • Legacy



FARM+RANCH

AMERICAN

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| not create an obligation for rds. | | TION: This notice is being prov knowledge receipt of this notice | LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your reco |
| D CLEARLY ESTABLISH: I be calculated. | /OID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY E . 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 | S BETWEEN YOU AND A BR es to you, and your obligations provided to you, when payment | 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. |
| 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. |
| er to each party (owner and to the transaction. broker in writing not to | sociated with the broker structions of each party to ritten offer; and scifically instructs the bro | ent, appoint a dimerent licens opinions and advice to, and ca ed in writing to do so by the par less than the written asking pr rice greater than the price subr · any other information that o by law. | May, with the parties' written consent, appoint a different license holder associated with the buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each 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 disclose, unless required to do so by law. |
| 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 🕨 |
| e buyer, usually through a st inform the buyer of any the agent by the seller or | nt's agent by agreeing to represent th oker's minimum duties above and mu ant, including information disclosed to | roker becomes the buyer/tena r's agent must perform the bra transaction known by the age | 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. |
| 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 |
| 11-2-2015 bout | Information About Brokerage Services Texas law requires all real estate license holders to give the following information al brokerage services to prospective buyers, tenants, sellers and landlords. | nation About Brc Il real estate license holders rvices to prospective buyers | Texas law requires a brokerage se |

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