



**Jacobs Properties**

# CF FARMS

- World Class Equestrian Property with 2 Homes •  
Needville, Fort Bend County, Texas



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)

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## CF FARMS

Every now and then you have the privilege of representing a property that defines perfection from the front gate to the back fence. CF Farms is a world class equestrian property that's been associated with some of the industry's top trainers. The estate features two beautiful homes - the first being 1,879 Sq. ft. with 3-4 Bedrooms, 2 1/2 Baths. The 1,520 sq. ft. second home includes 2 Bedrooms, 1 1/2 Baths... both homes feature open concept living, kitchen and dining areas with attention to detail throughout. The equine facilities and amenities include a 20,000± sq. ft. engineered clearspan arena with offset railing, lighted, 32 skylights & fitted screens on each end. The 7,200± sq. ft., 28 stall stables include 3-4 wash bays, med/vet area, kitchen, office, laundry room, restroom, tack area with custom lockers, feed room. Property includes a 50'x75' awning between second home and arena, 3,150 sq. ft. shop, 3 round pens, 22 paddocks, stocked catfish pond, hay field and turnout area. This property was designed with accessibility for large trailers and guests in mind. The property and facilities could easily be converted for use as an entertainment or wedding venue, cowboy church, family compound or manufacturing facility. There are 5 RV locations on the property and several generous parking areas. Rare opportunity! WOW!

**Offered for \$1,963,000**

### *Directions to property:*

From Rosenberg take Hwy 36 South for approx 9.3 miles to Williams School Rd, turn right on Williams School road travel southwest for approx 2 miles. From Needville take Hwy 360 Northwest for approx 2 miles, turn left onto Williams School Rd travel approx 1/4 mile property will be on left side. 72 Hour Advance notice required for showing, DO NOT ENTER PROPERTY WITHOUT LISTING AGENT.



# CF FARMS



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## CF FARMS

### World Class Equestrian Property

- 26± Acres
- 1,879 Sq. Ft. Custom Built Home
- 1,520 Sq. Ft. Custom Built Guest Home
- 28 Stall Stable, 7,200 Sq. Ft.
- Stables include Office, Kitchen, Med/Vet Area, 5 Wash Bays, Tack, Feed, Laundry
- Covered Arena, Engineered Steel 20,000 Sq. Ft.
- 22 Paddocks
- 12± Acre Hayfield
- Shop with concrete floor, 3,150 Sq. Ft.
- Covered Awning, 3,750 Sq. Ft.
- Stocked Catfish Pond
- 3 Round Pens
- Custom Electric Gate Entries
- 4-5 RV or LQ Parking Areas
- Easy Access
- Multi-Purpose property
- Equine, Residential, Commercial, Event Center, Cowboy Church, Family Compound



# CF FARMS



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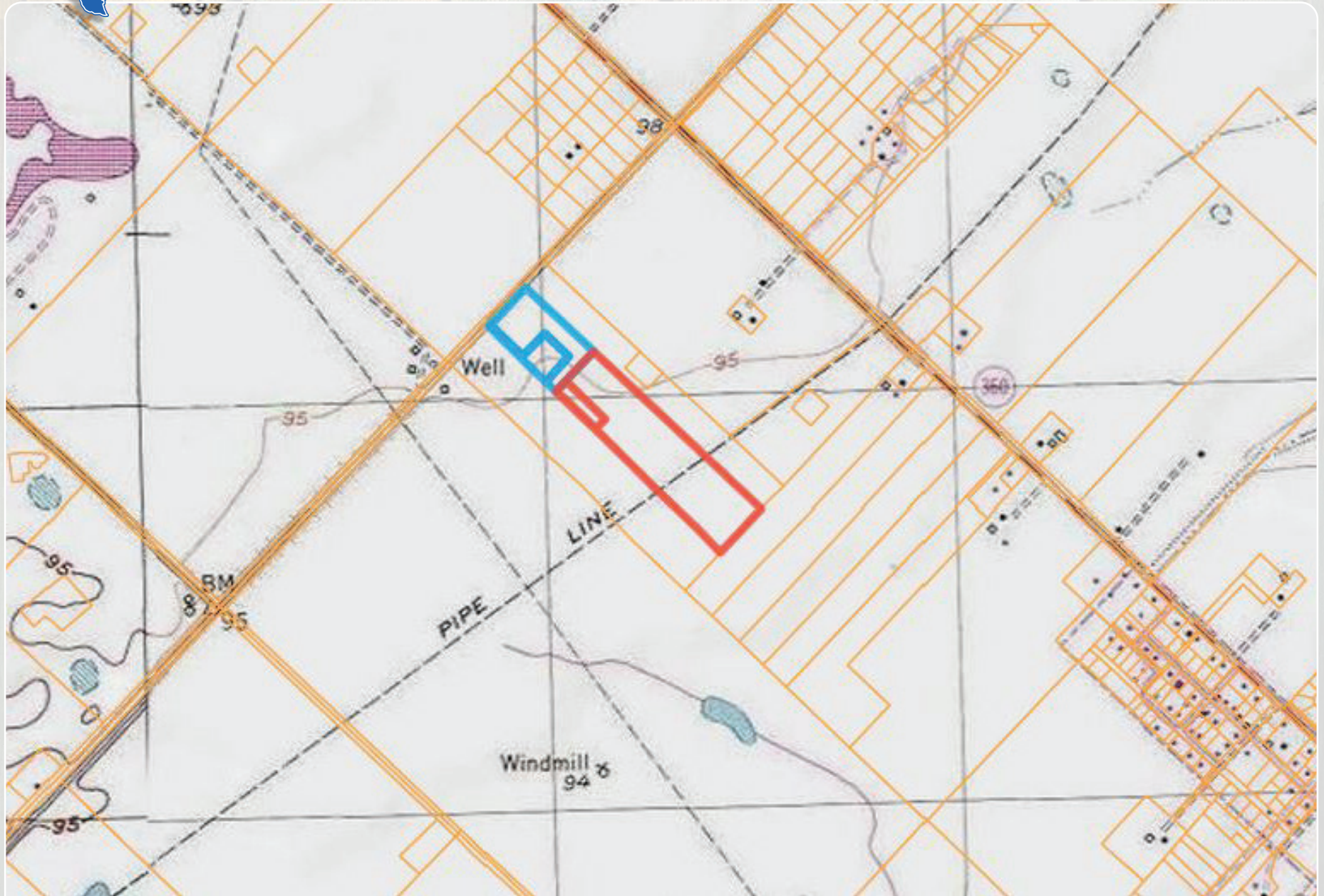


# CF FARMS AERIAL MAP





# CF FARMS TOPO MAP





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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</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Primary Assumed Business Name			

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

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

<u>Larry Jacobs</u>	<u>License No.</u>	<u><a href="mailto:Larry@txland.com">Larry@txland.com</a></u>	<u>Phone</u>
Sales Agent/Associate's Name		Email	

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

**Regulated by the Texas Real Estate Commission**      **Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

TAR 2501      IABS 1-0

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