



Jacobs Properties

DIXIELAND FARMS

- 224 Productive Acres with Exceptional Water •
Grapeland, Houston County, Texas



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

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DIXIELAND FARMS

Dixieland Farms is a highly productive property conveniently located between Dallas and Houston. With a 5-acre spring-fed lake this property offers fishing, hunting and recreational opportunities. Everyone will enjoy Dixieland Farms.

THE LAND: This is some of the most productive and scenic land in Houston county and is located just east of Grapeland. Hay is produced each year in marketable quantities and the property is ag exempt for taxing. Numerous mature hardwoods and bull pines are scattered throughout the ranch with a dense concentration of trees surrounding the 5-acre lake and creek. The terrain is level to gently rolling hillsides.

Offered for \$1,100,000

Directions: Call Mel at 940-659-8042
for directions to the property.





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THE WATER: An exceptional spring fed, 5-acre lake is tucked away in the mature forest. This lake is 32' deep and stocked with bass, bluegill and crappie. The flowing spring process excess water that drains from the lake into a creek with a waterfall. Another smaller pond supplies surface water to the north pasture. An older water well is located on the 20 acres across the county road. Consolidated Water Supply furnishes metered potable water to the improvements on the property.

THE IMPROVEMENTS: A well-appointed, one-bedroom lodge is in the main building. The lodge has vaulted ceilings, a fully equipped kitchen, full bath and dining area. The remainder of the lodge building is used for workshop, storage/patio, and covered carport parking. A separate drive-through equipment barn is concrete floored and has covered shed storage on each side.





DIXIELAND FARMS





DIXIELAND FARMS



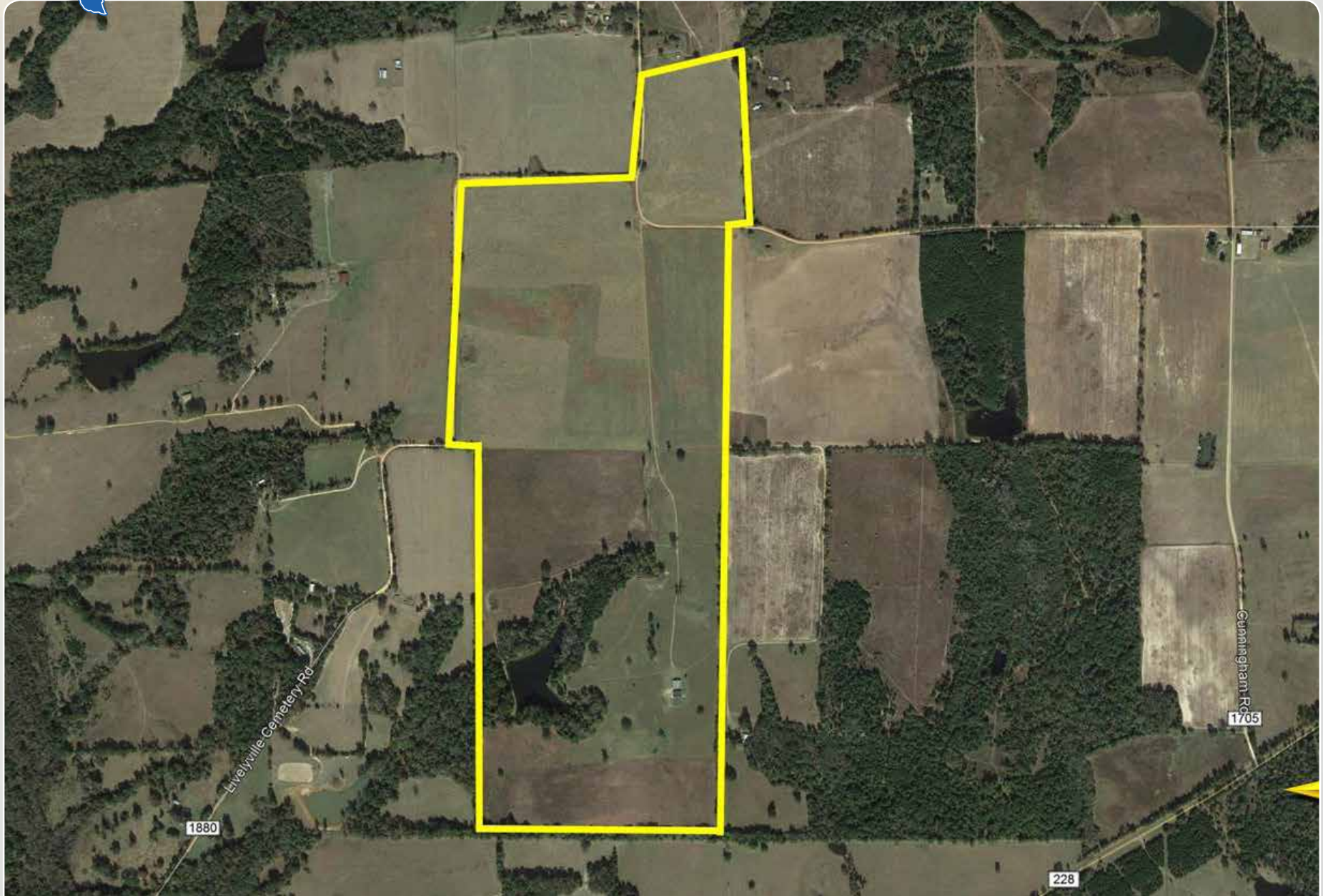


DIXIELAND FARMS



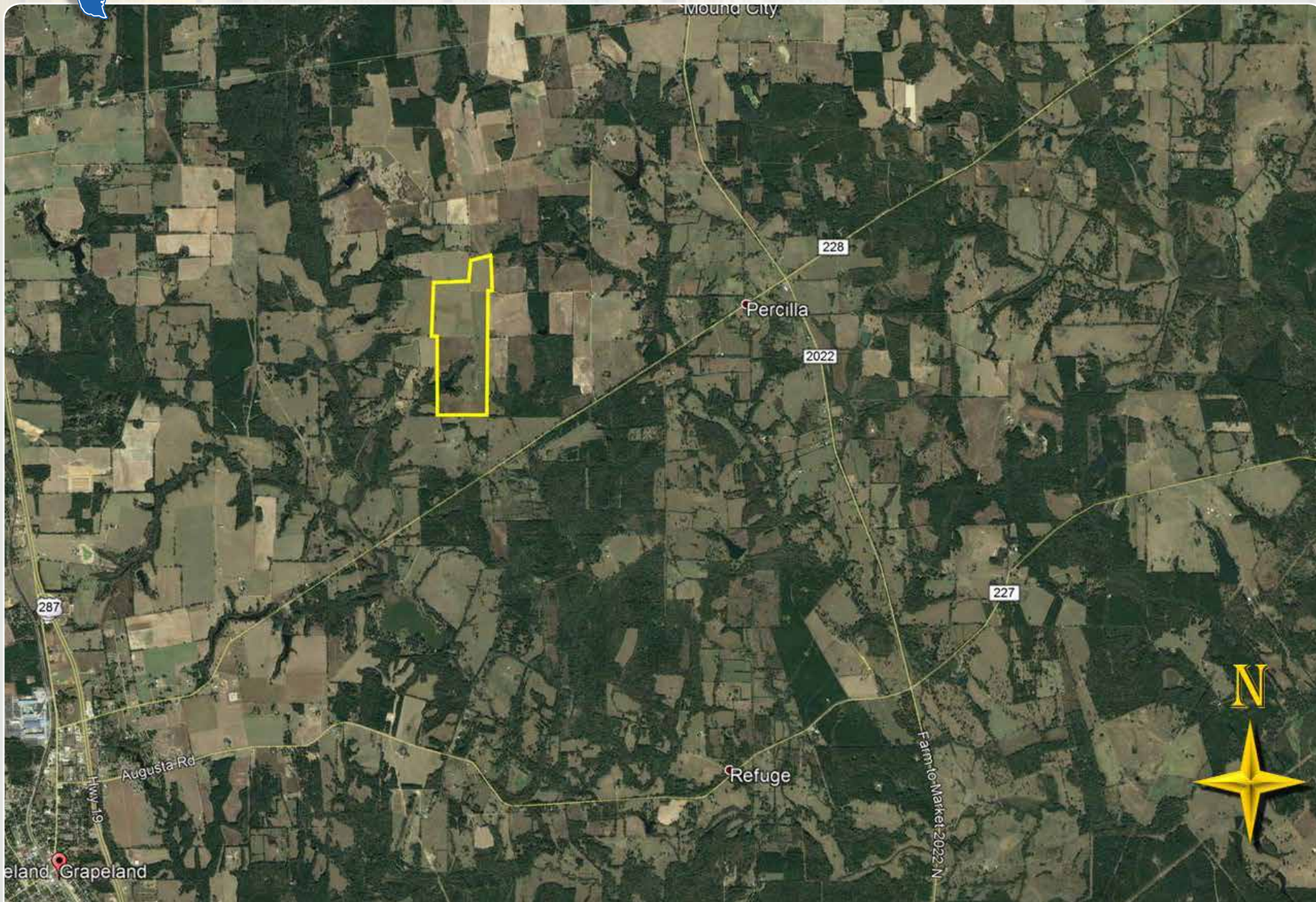


DIXIELAND FARMS AERIAL MAP



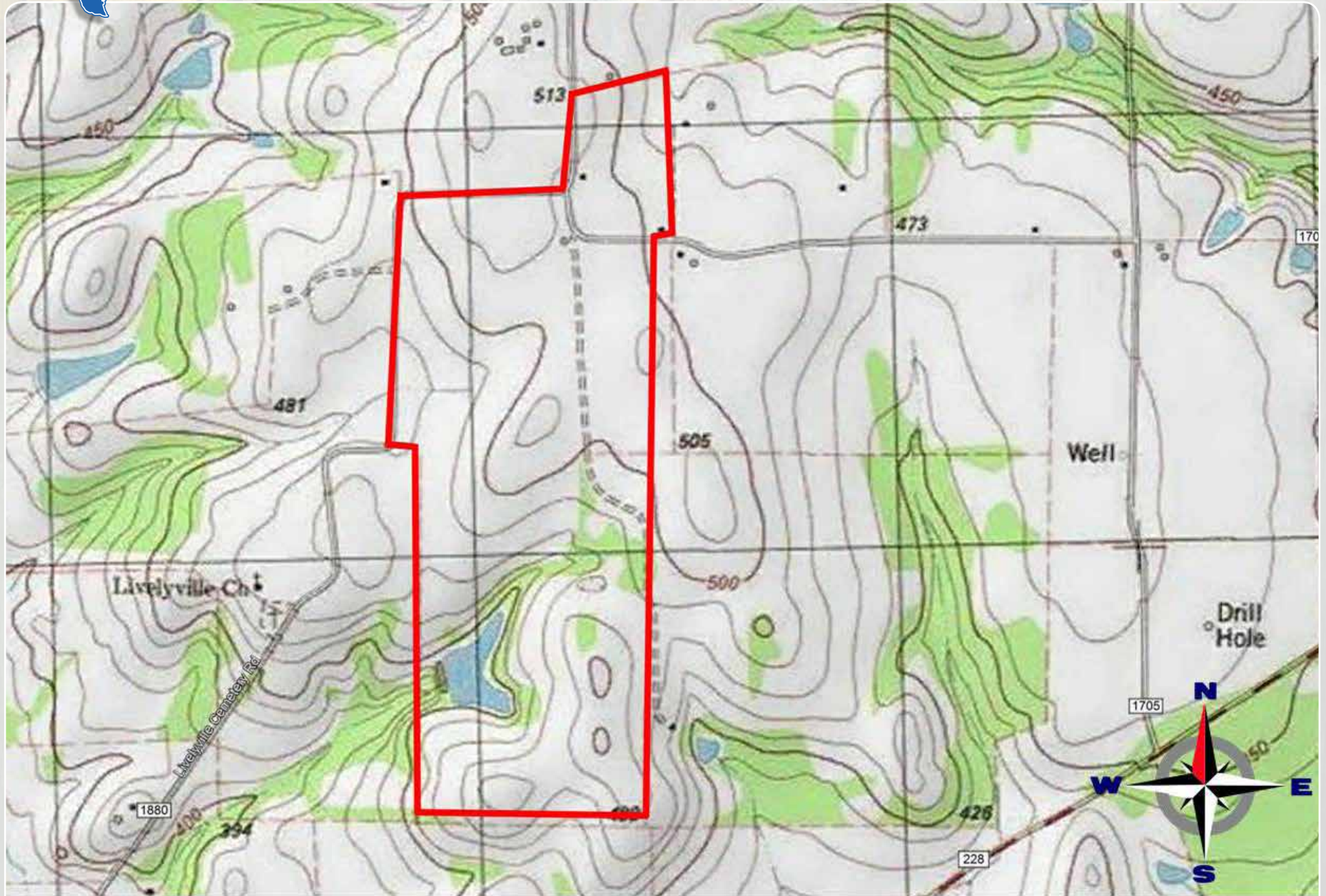


DIXIELAND FARMS AERIAL MAP





DIXIELAND 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 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 **Information available at www.trec.texas.gov**