



**Jacobs Properties**

# **FAMILY LEGACY RANCH**

- 200 Acres for Cattle, Timber and Recreation •  
Crockett, Houston County, Texas



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

## FAMILY LEGACY RANCH

Family Legacy Ranch is one of the finest Houston County ranch properties and is offered for sale for the first time in five generations of family ownership. Family Legacy Ranch is a perfect full-time residence or weekend retreat and located near Houston.

**THE LAND:** The ranch consists of 199.5 acres of rolling terrain and scenic beauty. Huge native pines, mature hardwoods and excellent native grasses provide a perfect combination for cattle, timber or recreational usage. Elevation changes from 315 to 390 feet provide views of the entire ranch from the home.

**THE WATER:** Consolidated Water Supply furnishes potable water to the improvements and several water troughs. Surface water includes a pond and a stocked 2-acre lake with flooded timber which provides excellent waterfowl habitat. A year-round spring flows throughout the ranch and would provide a great water supply for another lake.

**THE IMPROVEMENTS:** Relax and enjoy your surroundings in the newly constructed "Ranch" house. This custom energy efficient home, built in 2010, contains many upgrades and quality features. From the pine floors to the painted red cedar walls and 12' ceilings this metal-roofed home exudes country charm and character. Other improvements include a 100-year-old barn w/conversion to hunter's cabin, small office/guest house, carports and RV spaces with water, sewer and electricity.





**RECREATIONAL/CATTLE/TIMBER:** Family Legacy Ranch is a combination ranch offering opportunities for everyone. The productive land sustains a herd of cattle and the mature pines, hardwoods and brush provide cover for whitetail deer, hogs, birds and varmints. Waterfowl congregate in season on the 2-acre lake. Timber possibilities arise from the 20-acre plot of super trees planted in 2016 and the 25 acres of plantation pines planted in 2013.

**LOCATION:** Houston 120 miles, The Woodlands 92 miles, College Station 85 miles, Lufkin 49 miles, Tyler 85 miles, Dallas 160 miles

Family Legacy Ranch is the premier ranch currently for sale in Houston County. Relax and enjoy the views from the wraparound porch on the newly constructed “Ranch House”. This home has all the charm and character expected in a ranch house. The interior is tastefully done with walls and 12’ ceilings made of painted red cedar. This energy efficient home blends modern building practices and materials, including a metal roof and Hardiplank siding with the look of the past. Whether your favorite activity is fishing, hunting, horseback riding or raising cattle, Family Legacy Ranch is the perfect fit. Start your legacy now!

**Offered for \$1,100,000**

*Directions to property:*

From Crockett, go south on US Highway 287 to property on the left.

**24-hour notice required for an appointment. Call Mel, 940-659-8042 for more information.**



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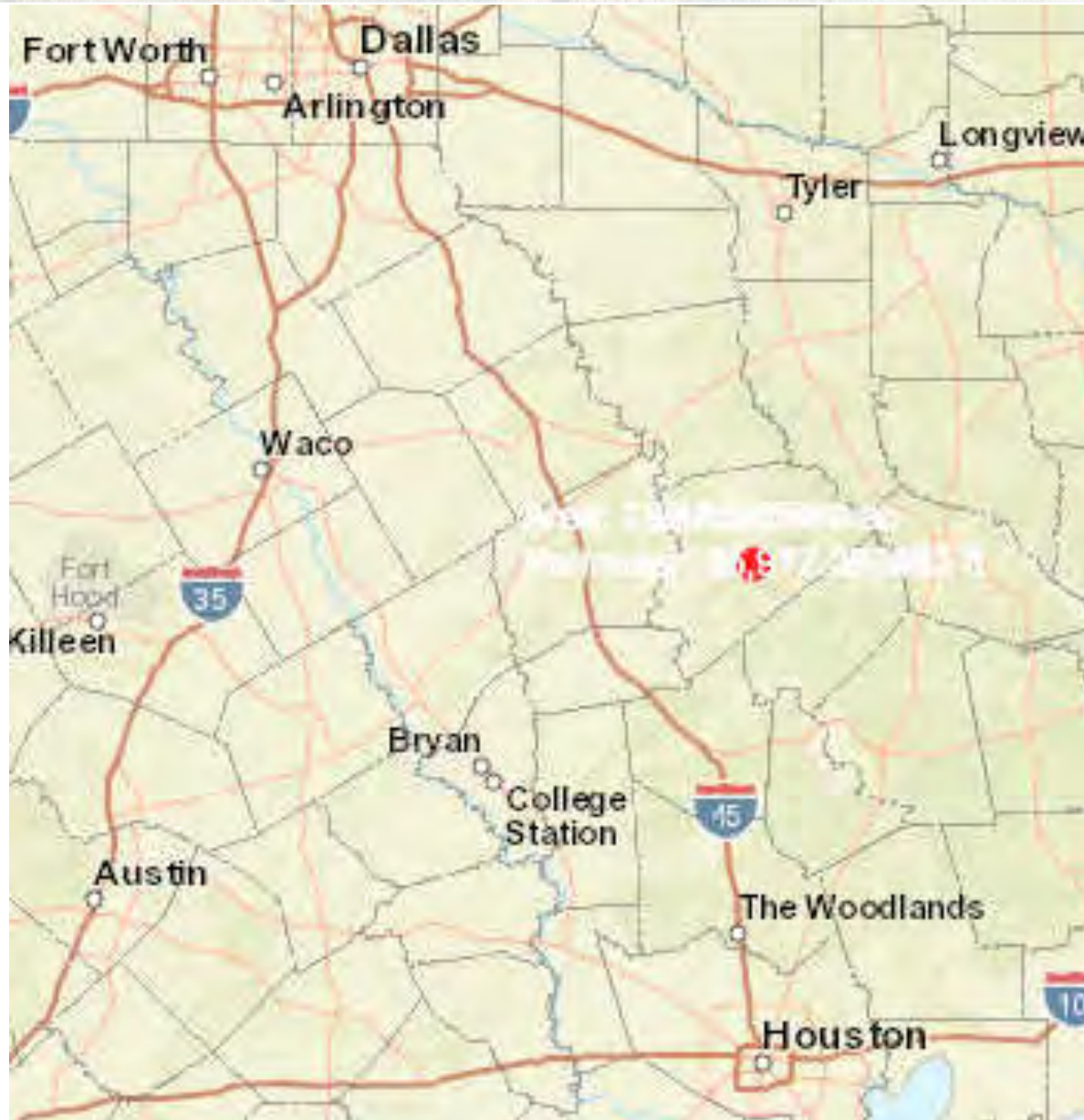


# FAMILY LEGACY RANCH AERIAL MAP





# FAMILY LEGACY RANCH LOCATION MAP







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**LAND • LIFESTYLE • LEGACY**

AMERICAN  
**AFR**  
FARM + RANCH

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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)

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