



FEATHERQUEST

Featherquest - Delightful country lodge with separate guest quarters in the heart of 93 rolling, unrestricted acres overlooking a pristine fishing lake. Set on a hill among mature live oaks, the 4,470 SF residence offers wide covered porches with views of the 10 acre lake. Inside, a massive two-sided river-rock fireplace soars through the pine rafters to the two-story aspen ceiling. The kitchen features a huge U-shaped island with breakfast bar, hickory cabinetry, 6-burner Wolf gas cooktop, Sub-Zero refrigerator, double oven, and a walk-in pantry with aromatic cedar ceiling. Slate floors, cedar walls, and large windows for natural light. Guest bedroom upstairs. Hot tub surrounded by multi-level decking. An outbuilding near the home offers living/dining/ kitchen combo, full bath and small bedroom great for in-laws or guests. Lake is stocked with bass. Ag/Timber exemption in place. Located just off HWY 21 between Crockett and Madisonville, this prime country estate offers easy access to the Houston area as well as DFW.

Offered for \$2,200,000

Directions to property:

Exit I-45 at Madisonville, go east on HWY 21 approx.

22 mi. Turn left onto CR 3200. Property on the right.

From Crockett: west on HWY 21 approx 16 mi.

Turn right onto CR 3200.











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FEATHER QUEST

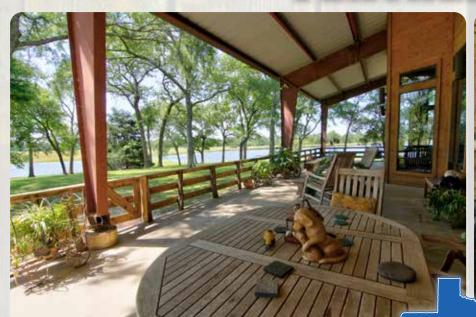








FEATHERQUEST









Jacobs Properties

FRATHEROURST ABRIAL MAP









Information About Brokerage Services

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

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 AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, 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 seller's agent. material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or

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;
- 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: May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- 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

you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for

Information available at www.trec.texas.gov	Information availak	nmission	Regulated by the Texas Real Estate Commission
	Date	Buyer/Tenant/Seller/Landlord Initials	Buyer/T
Phone	larry@txland.com Email	License No.	<u>Larry Jacobs</u> Sales Agent/Associate's Name
Phone	Email	License No.	Licensed Supervisor of Sales Agent/ Associate
Phone	Email	License No.	Designated Broker of Firm
Phone	Email	License No.	Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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