

Jacobs Properties

HIDEAWAY FARM

Delightful modern ranch home on 12± secluded acres in Montgomery ISD. 3,021 sq. ft., built 2010, one story, 3 bed 2 baths, recently painted inside and out. Wide plank pine floors throughout, recently sanded and restained. Island kitchen upgraded with quartz countertops, soft closing drawers and cabinets. Sitting room off primary bedroom with wood burning stove. Primary bath with claw foot tub, double sinks, separate shower. Family room has extensive cabinetry for craft projects. Attic area framed in as potential fourth bedroom. 8 ft wide covered porches on three sides. 4-car carport. Asphalt circle drive. Shop building beside the home with power, two roll up doors. Land is rolling, part open, part wooded, no flood plain, wildlife exemption. Light restrictions in place, horses allowed. Easy access to shopping, dining and medical. Close to Lake Conroe and Sam Houston National Forest; about half-way between Houston and Bryan/College Station.

Offered for \$795,000

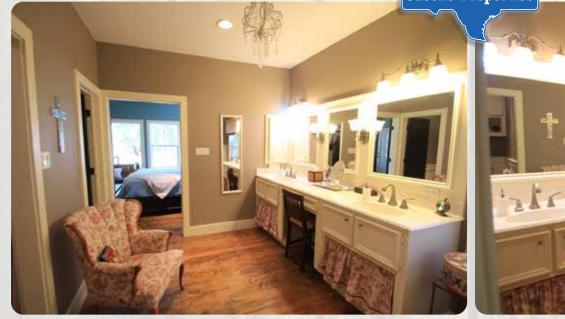
Directions to property: From HWY 105 in Montgomery take FM 149 North approx. 1.63 miles to FM 1097 West. Go west on FM 1097 approximately 2.42 miles to Gay Lake Road. Turn left. Entrance to property is approximately .66 miles down Gay Lake Road on the right.

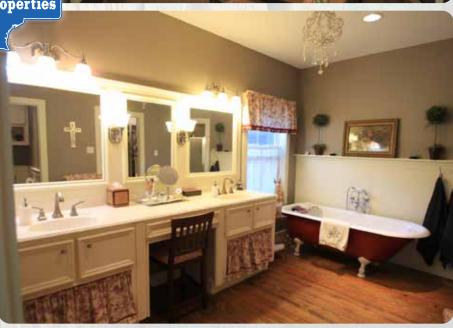






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		Buyer/Tenant/Seller/Landlord Initials	I
Phone	Email	License No.	Sales Agent/Associate's Name
	larry@txland.com		Larry Jacobs
Phone	Email	License No.	Licensed Supervisor of Sales Agent/ Associate
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not 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
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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 🕨
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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
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