

## **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

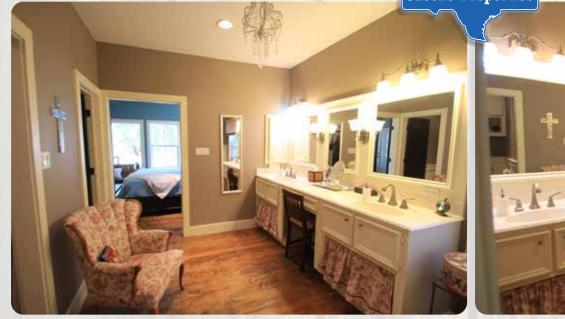
Directions to property: From HWY 105 in Montgomery take FM 149 North approx. 1.63 miles to FM 1097 West. Go west on FM 1097 approximately 2.42 miles to Gay Lake Road. Turn left. Entrance to property is approximately .66 miles down Gay Lake Road on the right.

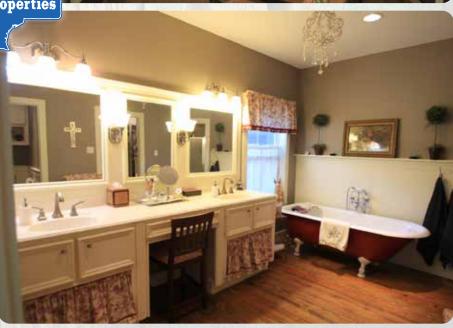






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Blank F&R List	Phone: 936.597.3317 Fax: ad, Fraser, Michigan 48026 <u>www.zipLogix.com</u>	h zipForm® by zipLogix 18070 Fifteen Mile Ro	Jacobs Properties 14372 Liberty Montgomery, TX 77356 Jacobs Properties 14372 Liberty Montgomery, TX 77356 Larry Jacobs Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com
ble at www.trec.texas.gov	Information availab	Commission	Regulated by the Texas Real Estate Com TAR 2501
		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
Phone	Email	License No.	Designated Broker of Firm
Phone	Email	License No.	Licensed Broker/Broker Firm Name or Primary Assumed Business Name
not create an obligation for rds.		<b>TION:</b> 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
D CLEARLY ESTABLISH: I be calculated.	<b>/OID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY E</b> . 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	S BETWEEN YOU AND A BR es to you, and your obligations provided to you, when payment	<ul> <li>TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:</li> <li>The broker's duties and responsibilities to you, and your obligations under the representation agreement.</li> <li>Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.</li> </ul>
ement to represent the er first.	Jyer in a transaction without an agree nd must place the interests of the owne	a subagent when aiding a bi does not represent the buyer a	<b>AS SUBAGENT:</b> 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.
er to each party (owner and to the transaction. broker in writing not to	sociated with the broker structions of each party to ritten offer; and scifically instructs the bro	ent, appoint a dimerent licens opinions and advice to, and ca ed in writing to do so by the par less than the written asking pr rice greater than the price subr · any other information that o by law.	<ul> <li>May, with the parties' written consent, appoint a different license holder associated with the buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each</li> <li>Must not, unless specifically authorized in writing to do so by the party, disclose:</li> <li>that the owner will accept a price less than the written asking price;</li> <li>that the buyer/tenant will pay a price greater than the price submitted in a written offer; and</li> <li>any confidential information or any other information that a party specifically instructs disclose, unless required to do so by law.</li> </ul>
must first obtain the written and, in conspicuous bold or	er (er	<b>RY:</b> To act as an intermedia ion. The written agreement mations as an intermediary. A brown impartially and fairly;	er či 🕨
e buyer, usually through a st inform the buyer of any the agent by the seller or	nt's agent by agreeing to represent th oker's minimum duties above and mu ant, including information disclosed to	roker becomes the buyer/tena r's agent must perform the bra transaction known by the age	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.
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.	<b>DLORD):</b> 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	<b>ED BY LAW (A client is the p</b> all others, including the broker's mation about the property or transent any offer to or counter-off action honestly and fairly.	<ul> <li>A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker re</li> <li>Put the interests of the client above all others, including the broker's own interests;</li> <li>Inform the client of any material information about the property or transaction received by the broker;</li> <li>Answer the client's questions and present any offer to or counter-offer from the client; and</li> <li>Treat all parties to a real estate transaction honestly and fairly.</li> </ul>
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.	<b>DERS:</b> kerage activities, including acts d by a broker and works with c	<ul> <li>TYPES OF REAL ESTATE LICENSE HOLDERS:</li> <li>A BROKER is responsible for all brokerage</li> <li>A SALES AGENT must be sponsored by a</li> </ul>
11-2-2015 bout	Information About Brokerage Services Texas law requires all real estate license holders to give the following information al brokerage services to prospective buyers, tenants, sellers and landlords.	nation About Brc Il real estate license holders rvices to prospective buyers	Texas law requires a brokerage se

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