

An aerial photograph of a large, lush green estate. In the center, a large, multi-story house with a dark roof and a swimming pool is visible. To the right, there is a smaller white building. A winding path or road runs through the property, and a body of water is on the right side. The entire property is surrounded by dense trees.

Jacobs Properties

BONNER FARM

Montgomery, Montgomery County, Texas

• Stunning 33± Acre Estate •

AMERICAN
FARM + RANCH

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



BONNER FARM

Stunning 33-acre estate in Montgomery, Texas — a rare gem! Discover the perfect blend of luxury, functionality, and country charm with this beautifully updated three-bedroom, two-bathroom home on 33± rolling acres of woods and improved pasture. Majestic trees, a stocked pond, and abundant privacy make this property a true retreat. Inside, the fully updated home features modern finishes, quartz countertops, a spacious island, and elegant details throughout for a warm, inviting feel. Step outside to a covered patio with an outdoor grill, overlooking a sparkling pool — perfect for entertaining! Ideal for livestock or 4H/FFA projects, the property includes a show barn with four stalls, a chicken coop, and a raised bed vegetable garden for homegrown produce. A paved driveway winds throughout, leading to the 80x60 workshop and equipment barn with four roll-up doors, RV parking, and endless possibilities. This exceptional property won't last long! Call today to schedule your private tour!

Offered for \$1,850,009

Directions to property:

From Highway 105 and Highway 149
in Montgomery, proceed west on Highway 105
for 5.4 miles and turn right (north) onto FM 1486.
Proceed 6.9 miles, property will be on the right.
Do not enter without listing agent.



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BONNER FARM AERIAL OUTLINE





BONNER FARM OUTLINE





BONNER FARM OUTLINE





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LAND • LIFESTYLE • LEGACY

AMERICAN
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.

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| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Larry Jacobs Sales Agent/Associate's Name | License No. | larry@txland.com Email | Phone |

| | |
|---------------------------------------|------|
| Buyer/Tenant/Seller/Landlord Initials | Date |
|---------------------------------------|------|

Regulated by the Texas Real Estate Commission

TAR 2501

Jacobs Properties 14372 Liberty Montgomery, TX 77356
Larry Jacobs

Information available at www.trec.texas.gov

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Phone: 936.597.3317 Fax:
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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