



**Jacobs Properties**

## **J&D RANCH**

- 81.66± Acres with Striking Views •  
Montgomery, Montgomery County, Texas

AMERICAN  
FARM + RANCH

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





## J&D RANCH

82± unrestricted acres with access from FM 1486 and Amberwood Dr., in the sought after MISD. This beautiful and rare tract is located approximately five minutes north of Hwy 105, and minutes from downtown Montgomery. Property features include a lovely 1,200 square foot farmhouse that overlooks the serene 5± acre pond. The pond and farmhouse are nestled along the sloped edge of one of the pastures and are surrounded by beautiful soft and hardwood trees on three sides. There are approximately 20± acres of improved pastures, with the balance of the acreage being wooded or partially wooded with abundant wildlife. The rolling topography has approximately 40' of elevation change, sandy soils and great drainage. This is a multigenerational property and a rare opportunity to purchase a legacy farm or ranch, recreational getaway, corporate retreat or developers dream. Located minutes from everything, additional features include ingress and egress, midsouth electric, fiber internet and an existing water well!

**Offered for \$2,920,000**

### *Directions to property:*

From the intersection of Hwy 105 and FM 1486, travel North for approx. 4 miles. Property is on the right/east side... look for sign. Do not enter property without listing agent.





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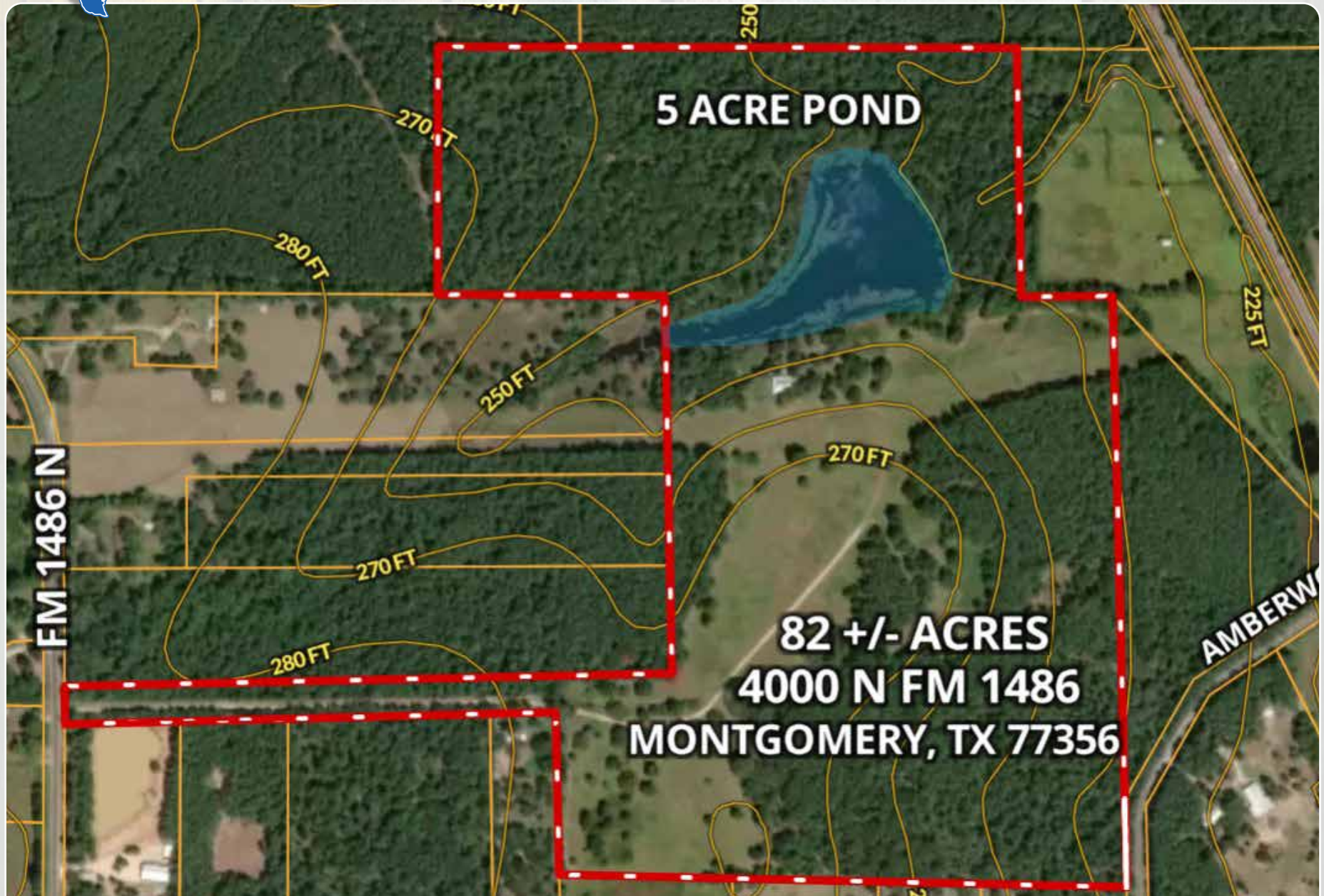
Jacobs Properties







# J&D RANCH AERIAL MAP





An aerial photograph of a large, open farm. A wide dirt road runs diagonally across the center of the image. A tractor is visible on the road. The farm is surrounded by dense green trees. In the background, there are rolling hills under a cloudy sky.

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LAND • LIFESTYLE • LEGACY

AMERICAN  
FARM + RANCH

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## 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:

**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.

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
<b>Larry Jacobs</b> Sales Agent/Associate's Name	License No.	<b><a href="mailto:larry@txland.com">larry@txland.com</a></b> Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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### 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](http://www.trec.texas.gov)

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