



78± acres near historic Montgomery, Texas, with ranch, recreation, and homesite potential. Discover this prime Texas land just minutes from downtown Montgomery, offering the perfect blend of country seclusion and convenient access to schools, shopping, and dining. This versatile property is ideal for a cattle, horse, or hunting ranch, or as a private estate with custom homesites. The front 17 acres feature a fully fenced pond, water well, and two RV hookups - perfect for weekend stays or temporary living while you build. The remaining 61 acres are cross-fenced with additional pond and open grazing pastures, ready for livestock. Native pecan trees border the property along the railroad track, adding natural beauty and shade. Abundant wildlife, including whitetail deer, frequent the property. Gated access is available via Amberwood Dr and a private easement, providing both privacy and convenience. Envision your dream country home or private recreational retreat minutes from Montgomery.

Offered for \$2,077,786

Directions to property:

From I-45 N, exit and go west on TX-105 W; right on N FM 1486; right on Giles Road (turns into Amberwood). Property will be at end of Amberwood across the railroad tracks, gated.















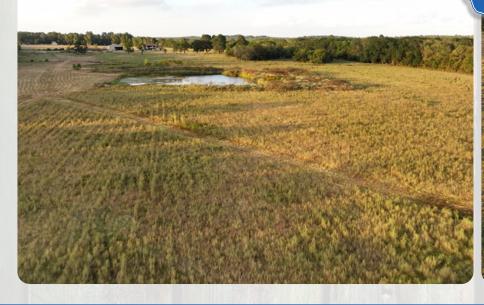








Jacobs Properties















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DACUS 78 AERIAL OUTLINE



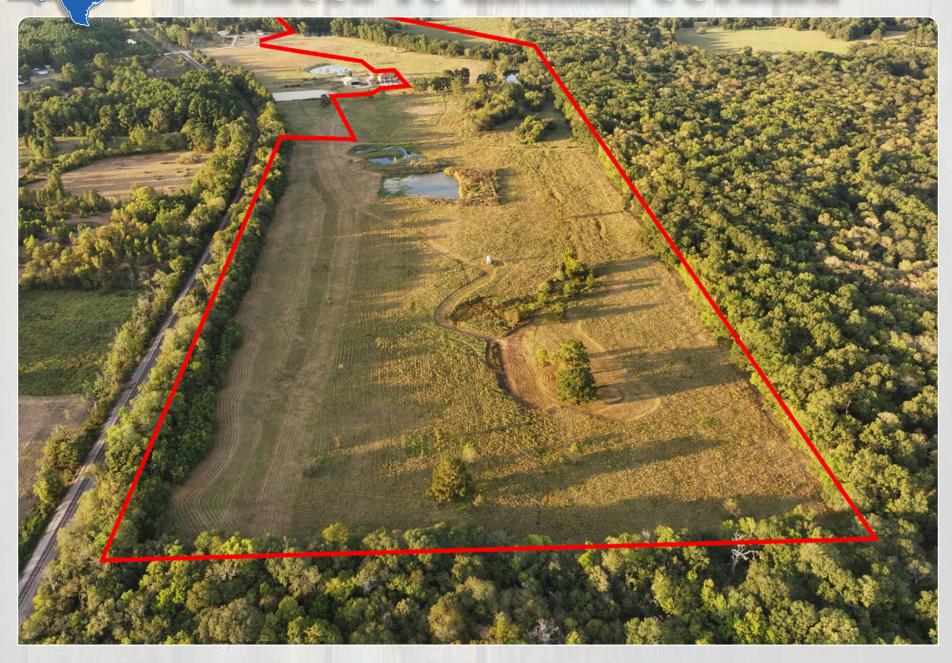


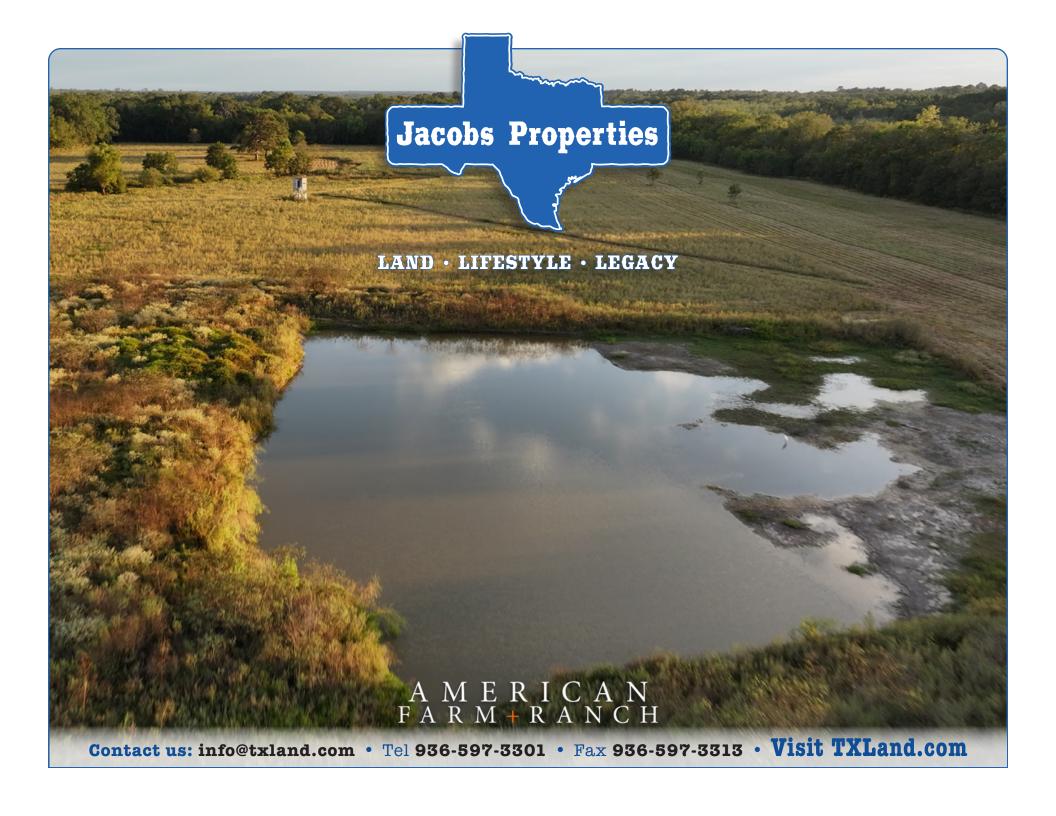


DACUS 78 LOCATION & AREA ATTRACTIONS

Jacobs Properties

DACUS 78 AFRIAL OUTLINE









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 availab | nmission | Regulated by the Texas Real Estate Commission |
|---|---------------------------|---------------------------------------|--|
| | Date | Buyer/Tenant/Seller/Landlord Initials | Buyer/ |
| Phone | larry@txland.com Email | License No. | Larry Jacobs Sales Agent/Associate's Name |
| Phone | Email | License No. | Licensed Supervisor of Sales Agent/ Associate |
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