

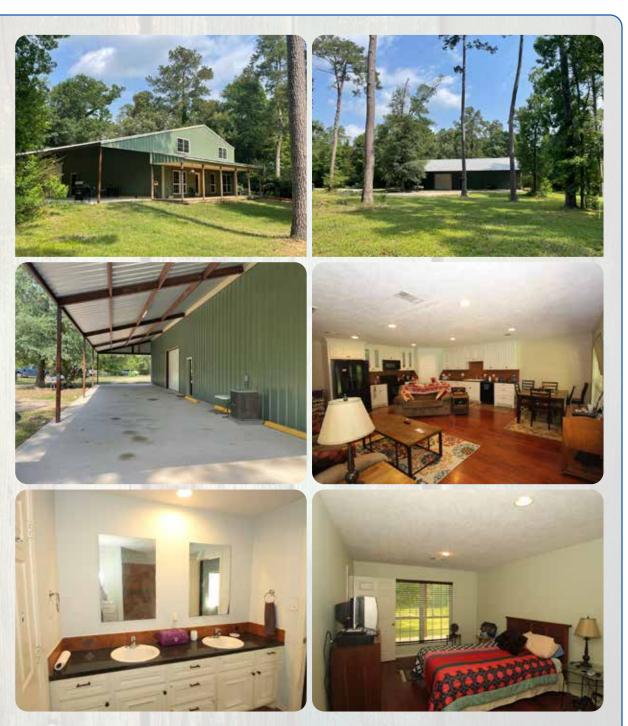
**Jacobs Properties** 

## HOLLY'S HIDEOUT

Barndominium on 3 acres just north of historic Montgomery. 2 story, 1920 sq. ft, built in 2012. 3 bed, 2 bath, primary bed down. Family room includes living, dining, and kitchen. Lots of storage. 56x40 shop with 2 roll-up doors and 2 man doors under the same roof can handle four cars easily. 20 ft overhang along one entire side of the building. 9 ft wide covered porch on the front. Secluded at the end of a winding drive, tract is level with scattered hardwoods; no flood plain. Unrestricted, horses allowed! Near Sam Houston National Forest and Lake Conroe; easy to get to The Woodlands/ Houston, Huntsville, or Bryan/College Station. This one won't last long!

#### **Offered for \$575,000**

Directions to property: From HWY 105 in Montgomery go north on FM 149 3.7 miles to driveway on right.











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### LAND . LIFESTYLE . LEGACY

### A M E R I C A N F A R M F R A N C H

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broker in writing not to	he party, disclose: ing price; e submitted in a written offer; and that a party specifically instructs the I	ad in writing to do so by t less than the written ask rice greater than the pric any other information any law.	<ul> <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 instrudisclose, unless required to do so by law.</li> </ul>
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must first obtain the written and, in conspicuous bold or	(er	Y: To act as an interior. The written agreem ions as an intermediary	AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the brok agreement of <i>each party</i> to the transaction. The written agreement must state who will pay the brok underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
to represent the buyer, usually through a above and must inform the buyer of any on disclosed to the agent by the seller or	r/tenant's agent by agreeing to represent he broker's minimum duties above and r ne agent, including information disclosed	oker becomes the buye agent must perform t ransaction known by th	<b>AS AGENT FOR BUYER/TENANT:</b> 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.
an agreement with the owner, the broker's minimum duties wn by the agent, including	omes the property owner's agent through an a ament. An owner's agent must perform the about the property or transaction known 's agent.	<b>.ORD):</b> The broker becontry management agree material information not by the buyer or buyer	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.
	TATE TRANSACTION:	PARTY IN A REAL ES	A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION
esents):	<b>the person or party that the broker repr</b> oker's own interests; / or transaction received by the broker; ter-offer from the client; and	<b>D BY LAW (A client is</b> others, including the br ation about the property ent any offer to or coun ction honestly and fairly	<ul> <li>A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker repre</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>
ad 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>ERS:</b> srage activities, includin by a broker and works	<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 about	Information About Brokerage Services Texas law requires all real estate license holders to give the following information brokerage services to prospective buyers, tenants, sellers and landlords.	Information About Brokerage requires all real estate license holders to give the f kerage services to prospective buyers, tenants, sel	Texas law requires all brokerage serv

Information available at www.trec.texas.gov IABS 1-0 .597.3317 Fax: Blank F&R List

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