



Jacobs Properties

JOHNSON RD 34.5

- 34.5± Acres with One-of-a-Kind Barndominium •
Montgomery, Montgomery County, Texas

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

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



JOHNSON RD 34.5

Looking for seclusion yet convenient to town? This one of a kind two-bed/two-bath barndominium on 34.5 acres with a .25+-mile concrete driveway, rolling terrain and numerous trails throughout the property is the place for you. Additional two-bed/two-bath can be constructed to make it a full four-bed/four-bath. The property was strategically well thought out. Featuring Zoysia grass, underground electrical, landscape lighting, backup generator, full irrigation system, outdoor shower, reclaimed wood on kitchen island and benches in the hallway and much more. This property would also make a great family compound with multiple home sites. Light country restrictions; the property is currently under timber ag exemption. No floodplain. Additional 14 acres available that fronts 1097. See MLS#58869245.

Offered for \$2,800,000

Directions to property:

From Montgomery, travel 1.7 miles, turn left on 1097 W, travel on 1097 W for 4.8 miles, turn left on Johnson Rd. Property is the first driveway on the right with concrete drive and gate.



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JOHNSON RD 34.5 PROPERTY OUTLINE



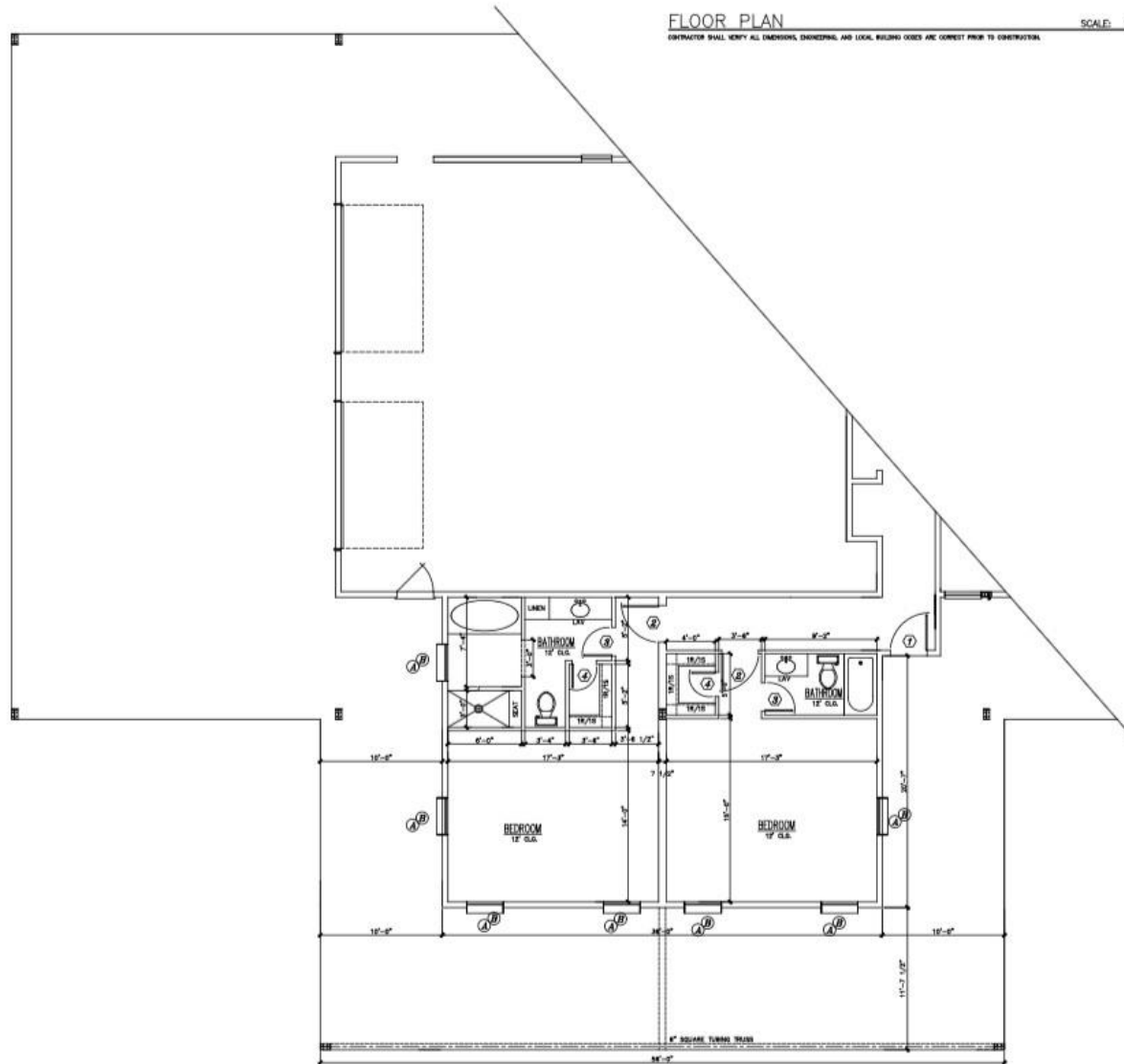


JOHNSON RD 34.5 ADDITION PLAN

FLOOR PLAN

SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ENGINEERING, AND LOCAL BUILDING CODES ARE CORRECT PRIOR TO CONSTRUCTION.



DOOR SCHEDULE

NO.	SIZE	DESCRIPTION
1	EXISTING DOOR	
2	8'-0" X 8'-0" X 1 3/4"	SOLID CORE/WOOD/6 PANEL/MATCH EXISTING
3	8'-0" X 8'-0" X 1 3/4"	SOLID CORE/WOOD/6 PANEL/MATCH EXISTING
4	8'-0" X 8'-0" X 1 3/4"	SOLID CORE/WOOD/6 PANEL/MATCH EXISTING
5	8'-0" X 8'-0" X 1 3/4"	SOLID CORE/WOOD/6 PANEL/MATCH EXISTING

WINDOW SCHEDULE

NO.	SIZE	DESCRIPTION
A	8'-0" X 8'-0"	CASEMENT/ VINYL / INSULATED/ MATCH EXISTING
B	8'-0" X 8'-0"	FIXED/ VINYL/ INSULATED/ TRANSOM

AREA DATA

AREA	FOOTAGE
HEATED ADDITION	936
PORCH ADDITION	961
TOTAL AREA UNDER ROOF	1897

CARNEY DRAFTING CO.
CROCKETT, TX
936-438-1824

PLAN FOR:
DOH GALATAS

DRG. NO.

PROPERTY ADDRESS:

1/3
06/22



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LAND • LIFESTYLE • LEGACY

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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.

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
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Regulated by the Texas Real Estate Commission

TAR 2501

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Larry Jacobs

Information available at www.trec.texas.gov

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