



**Jacobs Properties**

# **KILIMA RANCH**

Montgomery, Montgomery County, Texas

• 106± Acres with Privacy, Elegance and Charm •



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)

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## KILIMA RANCH

Private 106± acre retreat in Montgomery ISD with 4BR/3BA updated home, pool, pond, and multiple additional homesites – wildlife haven with rolling views and mature trees. A private oasis designed for relaxation and entertaining. Endless possibilities for this secluded retreat at the end of a quiet road, offering rolling vistas, mature trees, and serene frontage along Rankin Creek and Lake Creek. The light-filled, updated 2,308 square foot 4-bedroom, 3-bath home features modern finishes and comfortable living spaces designed to capture natural views from every angle. Outdoors, a sparkling pool, stocked pond, and sweeping views create an inviting environment for leisure and recreation. A barn adds versatility, and multiple additional homesites with breathtaking views provide the opportunity to expand the estate or build a second dream home. Lovingly maintained to preserve its natural beauty and wildlife, this property offers the perfect combination of privacy, elegance, and country charm.

**Offered for \$6,750,000**

*Directions to property:*

From Montgomery, head west on Hwy 105 for 2.8 miles. Take a left on Old Dobbin Rd and proceed 1.1 miles, then take a left on St Beulah Chapel Rd. In 1.4 miles property is at the end of road. do not enter without listing agent.



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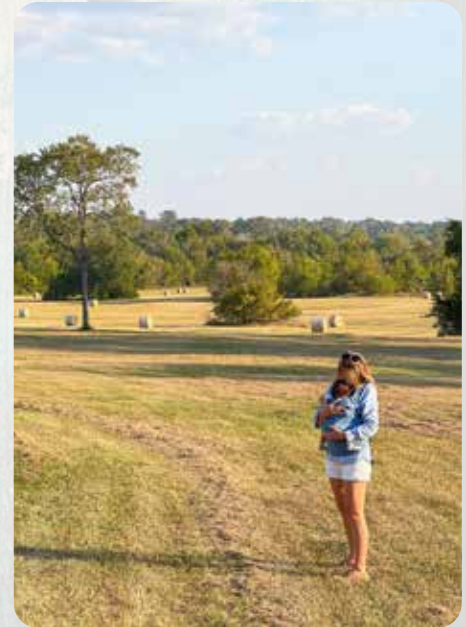
# KILIMA RANCH



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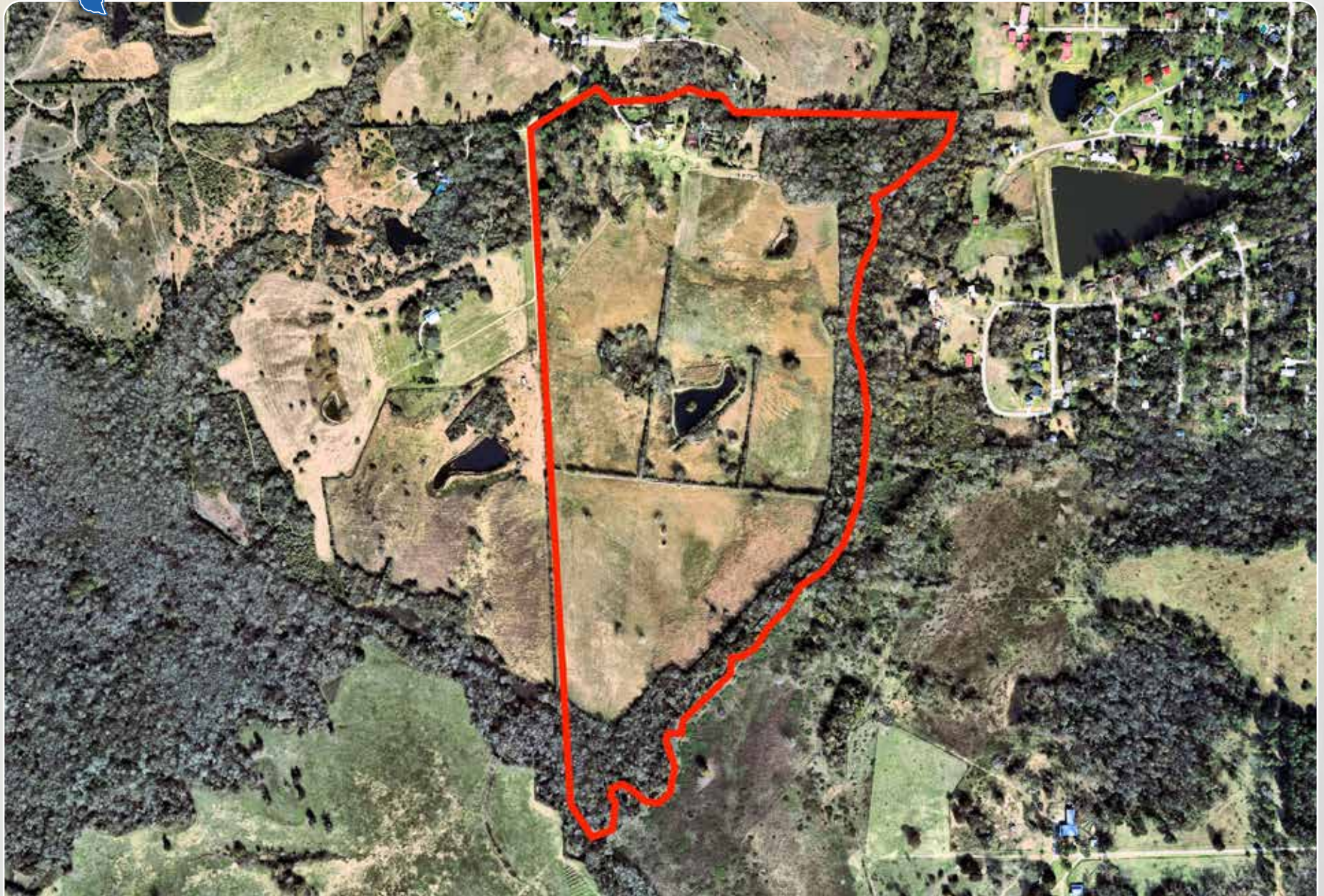


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# KILIMA RANCH AERIAL OUTLINE





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LAND • LIFESTYLE • LEGACY



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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.

<u>Licensed Broker/Broker Firm Name or</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Primary Assumed Business Name			

<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

<u>Licensed Supervisor of Sales Agent/</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Associate			

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

<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>

**Regulated by the Texas Real Estate Commission**      **Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**