



**Jacobs Properties**

# LA PROMESSA RANCH

Navasota, Grimes County, Texas

• Luxurious Tuscan Villa on 12± Picturesque Acres •

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)





## LA PROMESSA RANCH

Beautiful 12± acre villa overlooking the rolling hills of Whitehall, 400' elevations and views for miles! The 3,829 sq ft architecturally designed home features an open concept great room / kitchen and dining area, seamless flow and Italian flooring. The awe-inspiring great room features 18' reclaimed spruce ceilings and magnificent trusses fabricated from reclaimed hand-hewn beams. The custom floorplan and architecture maximize views and natural lighting throughout. The gourmet kitchen features ample cabinets, a six-burner gas stove, dual fuel ovens, farmhouse sink, leathered granite countertops, breakfast booth and Butler's Pantry. The office, primary suite and bath are special with reclaimed wood flooring! 800 sq ft casita, 800 sq ft guest house, 4,800 sq ft barn with four stalls and round pen, storage and exercise area, a four-stall 24'x36' run-in barn, two ponds, fenced and cross fenced. Three miles from FM 249 Aggie Expressway, 1.5 miles from Whitehall grocery and feed! Minutes to Navasota. Agent owned.

**Offered for \$2,200,000**

### *Directions to property:*

From Navasota, take Hwy 105 east for approx. 5 miles, turn right onto FM 362, travel south on FM 362 for approx. 3 miles to CR 312, turn left, property will be the third driveway on the left. From the Hwy 249 and Hwy 105 intersection, travel west for approx. 1.4 miles, turn left onto FM 362, travel south on FM 362 for approx. 3 miles to C 312. Property will be the third driveway on the left.

By appointment with agent, do not enter property.





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# LA PROMESSA RANCH PROPERTY OUTLINE







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LAND • LIFESTYLE • LEGACY

AMERICAN  
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.

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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