

An aerial photograph of a large, lush green property. In the center, there is a large, dark blue pond with a small wooden dock extending into it. The surrounding area is filled with dense, green trees and a well-maintained lawn. In the upper left corner, there is a blue outline of the state of Texas with the text 'Jacobs Properties' inside it. In the upper right corner, the text 'MOORE LANE 20' is displayed in large, bold, white letters with a blue outline. Below this, the text 'Montgomery, Montgomery County, Texas' and '• 20± Acres with Pond, Cabin & Buildings •' is written in a smaller, white font. At the bottom of the image, the text 'AMERICAN FARM + RANCH' is written in a large, white, serif font. Below that, the contact information 'Contact us: info@txland.com • Tel 936-597-3301 • Fax 936-597-3313 • Visit TXLand.com' is written in a smaller, white font.

Jacobs Properties

MOORE LANE 20

Montgomery, Montgomery County, Texas

• 20± Acres with Pond, Cabin & Buildings •

AMERICAN
FARM + RANCH

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

Jacobs Properties

MOORE LANE 20

Rare opportunity to own a unique property near Old Town Montgomery. Approximately 20 acres with a large pond and a live water creek. Completely fenced with wildlife exemption in place. Approximately 40'x75' metal building with extra living quarters with a full bath, workshop, tack room, three preflert horse stalls and extra storage space upstairs. In addition, there is a three-horse loafing shed with adjacent storage building. A cute cabin with two bedrooms, and one-and-a-half bath with front porch and back deck for enjoying the scenery and the wildlife. Building spot available. Bring your horses and recreational toys. This is a nature lovers paradise. Won't last long!

Offered for \$1,300,000

Directions to property:

1097 West from 149. Turn left on Watson Ranch Rd.
Travel to Hill Creek Rd. Turn left on Moore Lane.
Go left and look for signage on the right.



MOORE LANE 20



Jacobs Properties



MOORE LANE 20



MOORE LANE 20



Jacobs Properties



MOORE LANE 20



Jacobs Properties



MOORE LANE 20



Jacobs Properties



MOORE LANE 20



Jacobs Properties



MOORE LANE 20



Jacobs Properties



MOORE LANE 20



MOORE LANE 20



Jacobs Properties



MOORE LANE 20



Jacobs Properties





MOORE LANE 20 PROPERTY OUTLINE



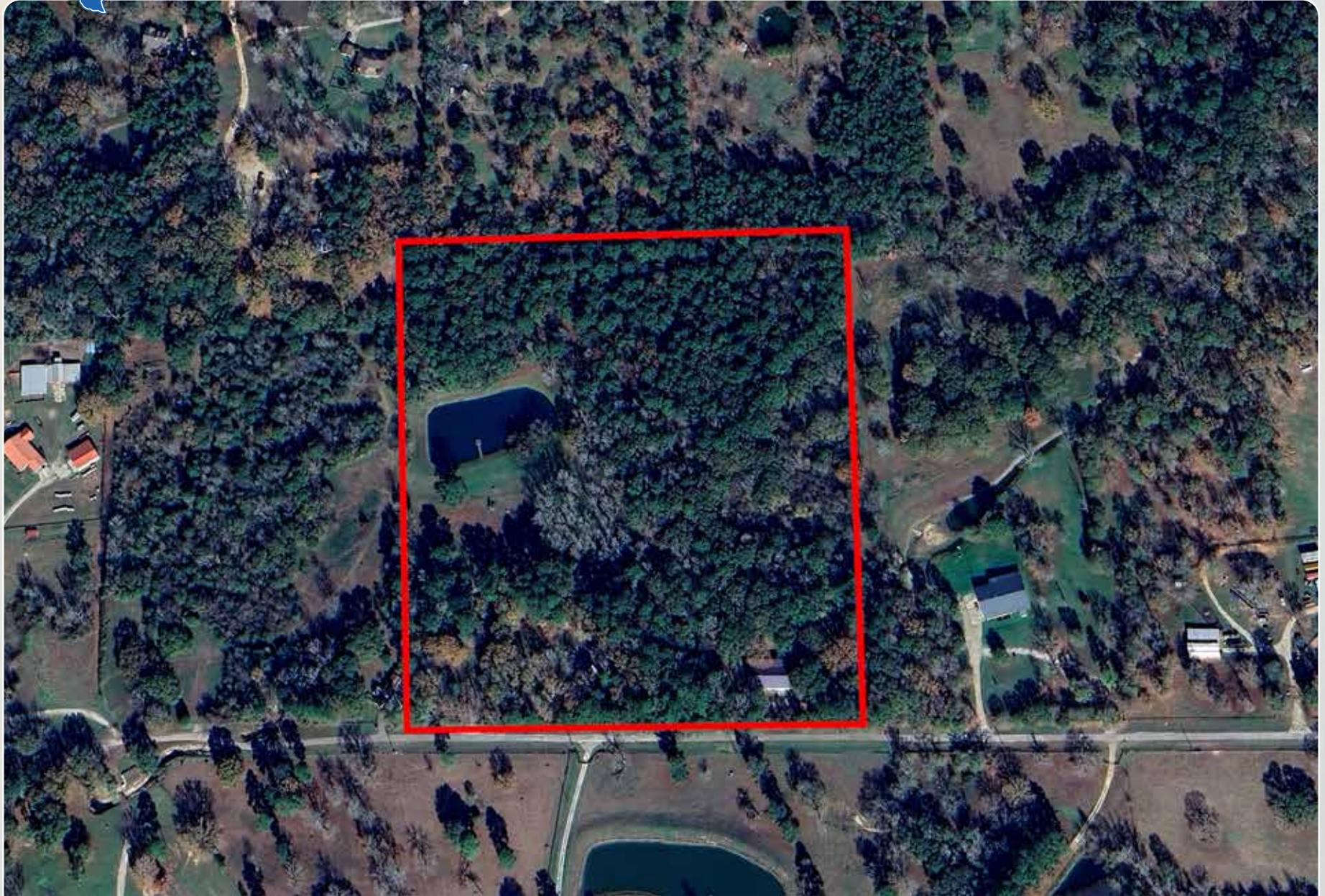


MOORE LANE 20 PROPERTY OUTLINE





MOORE LANE 20 AERIAL OUTLINE



An aerial photograph of a large, green farm property. In the foreground, there is a dark blue pond with a wooden dock extending into it. The surrounding area is a mix of green grass, scattered trees, and a dense forest in the background. The sky is not visible, suggesting a high-angle shot.

Jacobs Properties

LAND • LIFESTYLE • LEGACY

AMERICAN
FARM + RANCH

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



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 Primary Assumed Business Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
--	--------------------	--------------	--------------

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

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

<u>Larry Jacobs</u>	<u>Larry@txland.com</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>
		<u>Phone</u>

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

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov