



**Jacobs Properties**

**N 15**

Montgomery, Montgomery County, Texas  
• Beautiful 15± Acre Tract •

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)





## N 15

Beautiful 15± acres located just minutes northwest of Montgomery in the sought after Montgomery school district. This pretty tract is part of the Sharpwest acreage development, no HOA or POA dues or management but the benefit of light restrictions that run with the land to help maintain appreciable property values and some predictability! Property has 678' of frontage on Bailey Grove Rd, features sloping terrain and 20± feet of elevation change. Several beautiful home and improvement sites overlook the one acre pond... surrounded by mature hardwoods and pines. Bring your home plans, guest home and barn plans... Horses, cattle and poultry are allowed in accordance with the Sharpwest CCR's. Some flood plain in the lower elevation along the creek. Located near the amenities of Historic Montgomery and minutes from Lake Conroe and the Sam Houston National Forest. Great opportunity for your family estate, farm, ranch or weekend getaway. Give us a call to schedule your showing!

**Offered for \$599,000**

### *Directions to property:*

From Hwy 105 in Montgomery, turn north onto FM 149 and travel for 2.5± miles, turn left onto Sharp Rd, stay on Sharp Rd for 2.25± miles. Sharpwest is located at the end of Sharp Rd. Please do not enter property without listing agent!





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# N 15 AERIAL MAP







# N 15 PROPERTY OUTLINE







# N 15 PROPERTY OUTLINE







# N 15 SURVEY

## SURVEY OF 15.00 ACRES

LOCATED IN THE \_\_\_\_\_ W PATTERSON \_\_\_\_\_ SURVEY, ABSTRACT NO. 421  
BASED ON THE \_\_\_\_\_ DEED \_\_\_\_\_ THEREOF RECORDED IN  
COUNTY CLERK'S FILE \_\_\_\_\_ 2021-069586  
THE \_\_\_\_\_ DEED \_\_\_\_\_ RECORDS \_\_\_\_\_ MONTGOMERY \_\_\_\_\_ COUNTY, TEXAS  
REF: \_\_\_\_\_ NOVOTNY \_\_\_\_\_ G. F. \_\_\_\_\_ 2400349 \_\_\_\_\_ DATE: \_\_\_\_\_ MAR 20 2024

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS, DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.



- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY OLD REPUBLIC TITLE INS CO, CIP# 340049, EFFECTIVE DATE FEB 26 2024.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL ADDRESSEE DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 6) ACCESS EASEMENT RECORDED IN CF# 966233 DOES NOT AFFECT SUBJECT TRACT.
- 7) PROPERTY NOT SUBJECT TO BOUNDARY LINE AGREEMENT AS RECORDED UNDER COUNTY CLERK'S FILE NO. S 866230 & 96233.

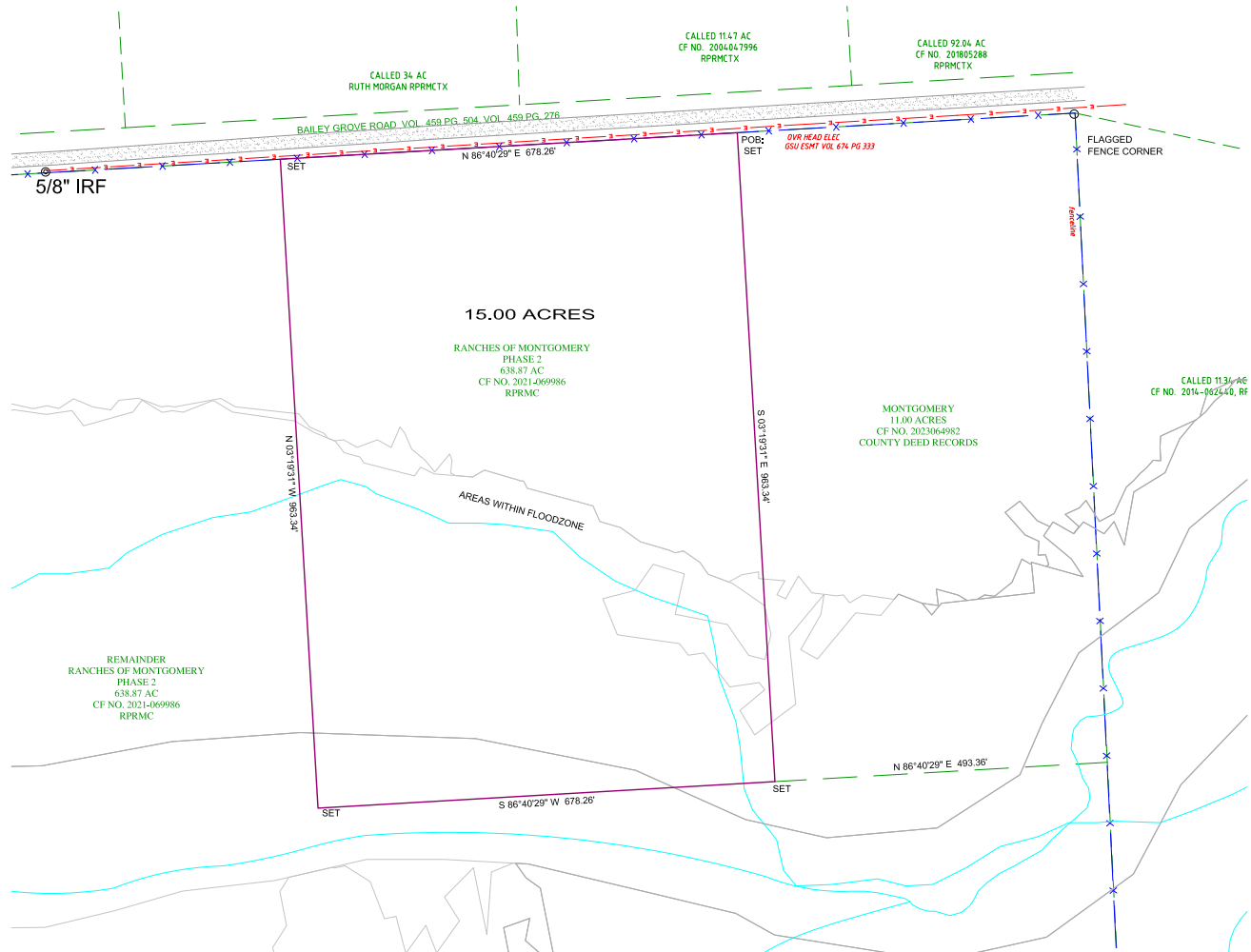
EASEMENT GRANTED TO MAGNOLIA PETROLEUM COMPANY IN INSTRUMENT EXECUTED BY ANN MACKLIN, DATED FEBRUARY 28, 1912, RECORDED IN VOLUME 72, PAGE 196, VOLUME 72, PAGE 123, & VOLUME 72, PAGE 127, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, RIGHT OF WAY TO H & W CONSTRUCTION, INC. FILED UNDER CLERK'S FILE NO. 201906112 AND AN ASSIGNMENT OF TELECOMMUNICATION RIGHTS TO SEA BREEZE COMMUNICATION COMPANY FILED UNDER CLERK'S FILE NO. 201906077 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, A PARTIAL RELEASE OF EASEMENTS FROM SEA BREEZE COMMUNICATION COMPANY FILED UNDER CLERK'S FILE NO. 210607066 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, (NO PIPELINE OR TELECOMMUNICATIONS MARKERS WERE OBSERVED ON PROPERTY AT THE TIME OF SURVEY).

SUBJECT TO THE BLANKET EASEMENT FOR ELECTRICAL SERVICE GRANTED TO MID-SOUTH ELECTRIC COOPERATIVE, INC. IN CF# 965923.

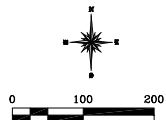
SUBJECT TO: EASEMENT GRANTED TO DOBBINS-PLANTERSVILLE WATER SUPPLY CORP. RECORDED IN THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, UNDER CLERK'S FILE NO. 200468035, BLANKET STYLE EASEMENT, CENTERED ON WATERLINES, NO ABOVE GROUND WATER FACILITIES OBSERVED AT THE TIME OF THE SURVEY. EASEMENT RECORDED IN CF# 200468485 DOES NOT AFFECT SUBJECT TRACT.

EASEMENT GRANTED TO ENTERGY GULF STATES, INC. IN INSTRUMENT EXECUTED BY JULES BALETTE AND KRYAN BALETTE, DATED MARCH 25, 2004, RECORDED IN THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, UNDER CLERK'S FILE NO. 2004-074765, (DOES NOT EFFECT SUBJECT TRACT).

PROPERTY NOT SUBJECT RESTRICTIVE COVENANTS RECORDED (UNDER CLERK'S FILE NO. 202091336 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS).



LINE & SYMBOL	LEGEND
1. IRON ROD	IRON ROD
2. IRON ROD SET	IRON ROD SET
3. IRON ROD SET	IRON ROD SET
4. IRON ROD SET	IRON ROD SET
5. IRON ROD SET	IRON ROD SET
6. IRON ROD SET	IRON ROD SET
7. IRON ROD SET	IRON ROD SET
8. IRON ROD SET	IRON ROD SET
9. IRON ROD SET	IRON ROD SET
10. IRON ROD SET	IRON ROD SET
11. IRON ROD SET	IRON ROD SET
12. IRON ROD SET	IRON ROD SET
13. IRON ROD SET	IRON ROD SET
14. IRON ROD SET	IRON ROD SET
15. IRON ROD SET	IRON ROD SET







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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