



Jacobs Properties

PACE RANCH

- 481± Acres with a Stunning Views •
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**



PACE RANCH

481± unrestricted acres, agricultural, wildlife and recreational dream ranch conveniently located between Montgomery and Magnolia, approx. 10 minutes from the Aggie Expressway! This rare large acreage tract features approx. 275 acres of native pastureland and approx. 206 acres of wooded area providing a nice balance of agriculture and wildlife habitat. The southwest boundary of the ranch parallels Jackson Rd. for approx. 1,735 feet, nice opportunity for your business, ranch headquarters or homeplace location. Looking for a natural water source for your livestock, wildlife or pastures...Lake Creek meanders through the property for over a mile creating unique character and a natural haven for wildlife, etc. There is an old homeplace and some basic infrastructure in place, electricity, fiber internet and waterwell. The old homeplace is bordered by mature live oaks and is a beautiful location for your improvement plans. Nice one, give us a call to schedule your showing!

Offered for \$3,622,500

Directions to property:

From the Hwy 105 & FM 149 intersection in Montgomery travel south on FM 149 for approx. 9.5 miles, turn right/west at the intersection of FM 149 and Jackson Rd., travel for approx. 3/4 mile, property will be on the right/north side of road...look for signs. From the Intersection of FM 1488 & FM 149 travel North on FM 149 for approx. 4.5 miles, go through the stop sign at the intersection of FM 149 and Jackson Rd. continue on Jackson Rd. for approx. 3/4 mile, property on right, look for sign.



PACE RANCH



PACE RANCH

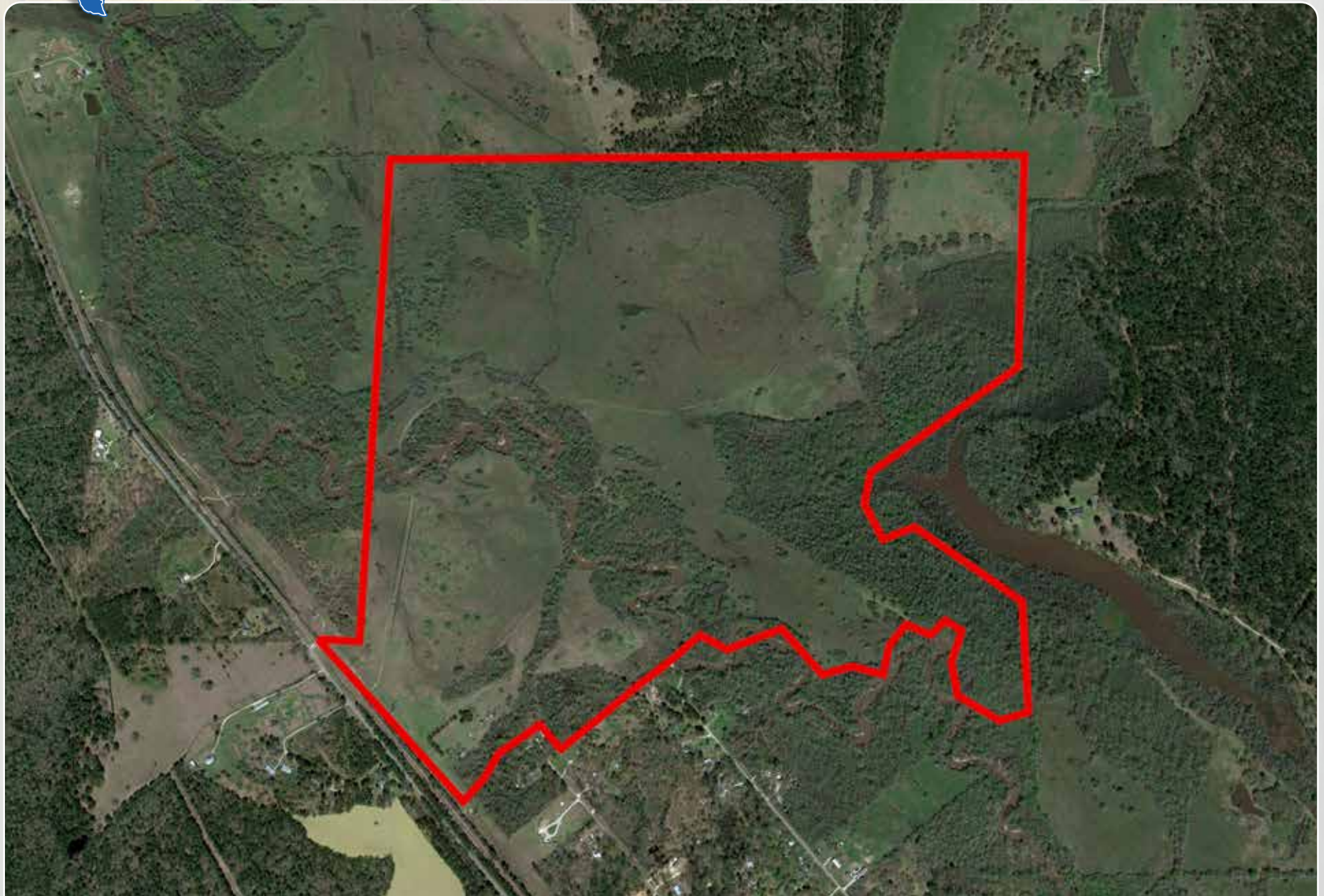


Jacobs Properties





PACE RANCH AERIAL MAP





Jacobs Properties

LAND • LIFESTYLE • LEGACY

AMERICAN
FARM + RANCH

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11-2-2015

Information About Brokerage Services

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

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