



Jacobs Properties

PIONEER RIDGE RANCH

Conroe, Montgomery County, Texas

• 30± Acres in Exclusive Pioneer Ridge Development •



AMERICAN
FARM + RANCH

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

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Beautiful 30± acres and improvements in the exclusive Pioneer Ridge development! This is the largest tract in the exclusive development and features approximately 1,290' of frontage on Pioneer Trace. The 30± acres consist of Tracts 11, 12 & 13. Tract 13 could be a mixed-use property with approximately 1,200' of frontage on FM 2432.

Improvements include:

Gated Entry • Concrete Driveway and Parking
Two Homes • 65' x 225' Covered Arena
40' x 10', 16 Stall Horse Barn
22' x 42' Shop/Garage • Outside Riding Arena
Fenced & Cross Fenced • Feed & Tack Room
RV/Trailer Pavillion • Fenced Dog Run
Multiple Utility Meters

The property and grounds are gorgeous with beautiful landscaping and mixed species of native trees. Conroe has consistently been one of the fastest-growing cities in the US in the past decade. Enjoy all the amenities the area has to offer as well as surrounding areas. Minutes from Willis, Conroe, The Woodlands, Lake Conroe, Montgomery and the Sam Houston National Forest.

Offered for \$3,499,000

Directions to property:

From I-45, exit FM 830/Seven Coves Rd. Travel east on Seven Coves Rd for approx. 3.5 miles. Turn right/south onto Willis Waukegan Rd. Travel for approx. 3/4 mile, turn left onto Pioneer. Travel for approx. 1/8 mile. Property will be on the right – look for Jacobs Properties sign.



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PIONEER RIDGE RANCH AERIAL





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LAND • LIFESTYLE • LEGACY

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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>Larry@txland.com</u>	<u>Phone</u>
Sales Agent/Associate's Name		Email	

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

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission