



**Jacobs Properties**

# SANDY CREEK FARMS

- 173± Acres with a Tree Farm and Nursery •  
Huntsville, Walker County, Texas

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)

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## SANDY CREEK FARMS

Beautifully secluded 3,221 square foot home on approximately 173± acres by Sam Houston National Forest with tree farm and nursery, 3-acre pond and creek 20 miles north of Montgomery and Lake Conroe. Nursery was a successful 34-year wholesale grower of 15-200 gallon container-grown trees. Great opportunity to start a vineyard/winery on the Bluebonnet Wine Trail! Per seller, property has capacity for 26,000± trees. 29 irrigated acres. 40'x60' planting building, 3,200 square foot metal shop w/ living quarters. Portable sales office and cabin. 28± acres of hardwood and 60± acres of pine/hardwood mix for timber use. Four water wells. four septic systems. Four ponds. House/lodge has soaring 25' high vaulted ceilings, floor-to-ceiling stone fireplace and wall-of-windows; kitchen with two breakfast bars; three covered porches and beautiful balcony with views of rolling landscape and forest. Spring-fed creek runs along south border. Ideal for fishing/hunting; abundant wildlife; horseback riding; 4-wheeling. Seller will sell farm/nursery equipment separately.

**Offered for \$2,495,000**

### *Directions to property:*

From Houston: Take I-45 N. Exit 116. Merge onto N. Fwy Service Rd. Left on SH 30 W. Take FM 1791 exit. Left on 1791 W. Left on Walker Loop. Go 2.6 miles. Gate is on the left before Sandy Creek Nursery Rd.

Alt Route: From I-45 N. Exit & merge onto TX-8 Beltway W/Sam Houston Toll W. Continue onto Sam Houston Toll W. Exit onto TX-249 N toward Tomball Toll. Continue onto 249 N. Exit toward FM 149 N. Right on FM 149 N. Right to stay on FM 149 N. Right on FM 1791 E. Right on Walker Loop. Go 3.5 miles. Gate is on the Right. Do not enter without agent!



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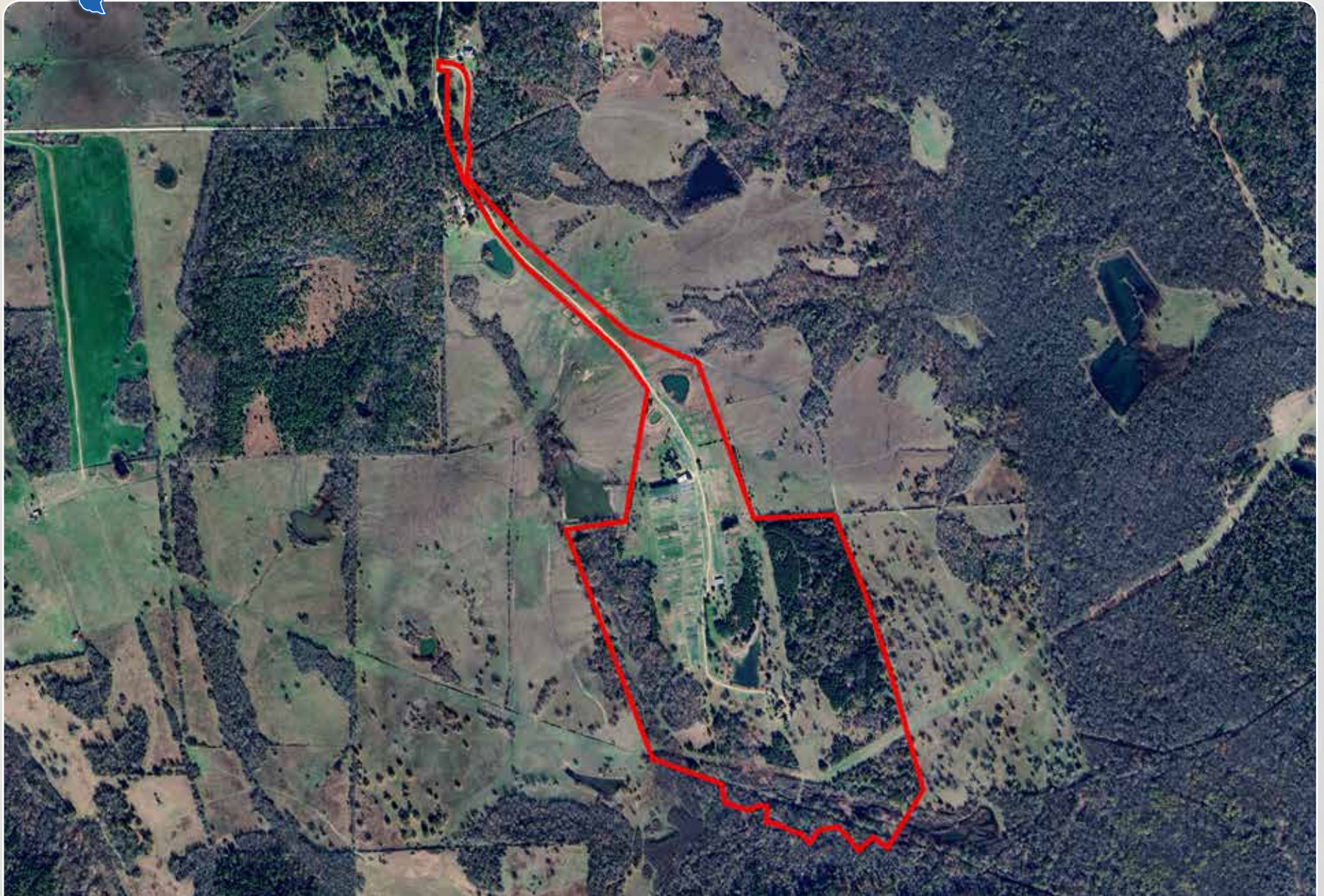


# SANDY CREEK FARMS





# SANDY CREEK FARMS AERIAL MAP





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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.

<u>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Larry Jacobs</u> Sales Agent/Associate's Name	<u>License No.</u>	<u><a href="mailto:Larry@txland.com">Larry@txland.com</a></u> Email	<u>Phone</u>
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<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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**Regulated by the Texas Real Estate Commission** Information available at [www.trec.texas.gov](http://www.trec.texas.gov)