



Jacobs Properties

JAMES FARM

- Secluded Log Home on 40 Acres •
- Montgomery, Montgomery County, Texas

AMERICAN
AFR
FARM + RANCH

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

Jacobs Properties

JAMES FARM

James Farm - Log home secluded on 40 acres midway between Lake Conroe and Lake Livingston. The two story 3,489 sf home built in 2012 has a metal roof, attached 3-car carport, and porte-cochere. A beamed cathedral ceiling, stone fireplace and wall of windows give the living room an air of rustic comfort. The island kitchen offers a gas range, dual electric/convection oven, microwave, breakfast bar, granite counter-tops. Dining area is beside the kitchen and both are open to the living room. Master bedroom is downstairs and has a door to the back porch. Master bathroom features a large tub area with natural light, twin sinks, separate shower and walk in closet. Upstairs are two bedrooms, each with a full bath en-suite. The spacious canopied back porch with outdoor kitchen overlooks the pond. 60x36 shop on a slab with power faces the concrete circle drive. The land is level with wooded areas and native pasture. Paved frontage, no flood plain, unrestricted. C'mon home to the country!

Offered for \$949,000

Directions to property:

From HWY 75 in Willis, east on FM 1097 about 8 miles. Property on right after Bilnoski Rd and

Oak Springs on left. From New Waverly, east on HWY 150, turn right onto FM 1097.

Property on left in about one mile.



JAMES FARM



JAMES FARM



Jacobs Properties



JAMES FARM



Jacobs Properties



JAMES FARM



Jacobs Properties





Jacobs Properties

LAND • LIFESTYLE • LEGACY

AMERICAN
AFR
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