Jacobs Properties

LIVINGSTON HWY 59 31 AC

• 31.3± Acres with Woodlands• Livingston, Polk 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

LIVINGSTON HWY 59 31 AC

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31.3± acres fully wooded with sloping terrain. Roughly 1,700ft of highway frontage. Unrestricted! 3 TAX IDs (10051002600,10054012700, 10051002700).

Offered for \$626,000

Directions to property: From Livingston, travel North on I59 for 4 miles property is on the South bound side of Hwy 59.









Phone	larry@	License No.	Associate Larry Jacobs Sales Agent/Associate's Name Buyer/Tei
Phone	Email	License No.	Licensed Supervisor of Sales Agent/
Phone	Email	License No.	Designated Broker of Firm
Phone	Email	License No.	Licensed Broker/Broker Firm Name or Primary Assumed Business Name
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VD CLEARLY ESTABLISH: vill be calculated.	JOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY E 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	BETWEEN YOU AND to you, and your obligation ovided to you, when par	 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.
eement to represent the ner first.	g a buyer in a transaction without an agr uyer and must place the interests of the ow	a subagent when aidin oes not represent the b	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.
broker in writing not to	he party, disclose: ing price; e submitted in a written offer; and that a party specifically instructs the I	ad in writing to do so by t less than the written ask rice greater than the pric any other information any law.	 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 instrudisclose, unless required to do so by law.
er to each party (owner and to the transaction.	May, with the parties' written consent, appoint a different license holder associated with the broker buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to	impartially and raily, it, appoint a different pinions and advice to, a	 May, with the parties to the narisaccont impartually and rainy, May, with the parties' written consent, appoint a differer buyer) to communicate with, provide opinions and advice to
must first obtain the written and, in conspicuous bold or	(er	Y: To act as an interior. The written agreem ions as an intermediary	AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the brok agreement of <i>each party</i> to the transaction. The written agreement must state who will pay the brok underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
to represent the buyer, usually through a above and must inform the buyer of any on disclosed to the agent by the seller or	r/tenant's agent by agreeing to represent he broker's minimum duties above and r ne agent, including information disclosed	oker becomes the buye agent must perform t ransaction known by th	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.
an agreement with the owner, the broker's minimum duties wn by the agent, including	omes the property owner's agent through an a ament. An owner's agent must perform the about the property or transaction known 's agent.	.ORD): The broker becontry management agree material information not by the buyer or buyer	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.
	TATE TRANSACTION:	PARTY IN A REAL ES	A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION
esents):	the person or party that the broker repr oker's own interests; / or transaction received by the broker; ter-offer from the client; and	D BY LAW (A client is others, including the br ation about the property ent any offer to or coun ction honestly and fairly	 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker repre 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.
ad by the broker.	S OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.	ERS: srage activities, includin by a broker and works	 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage A SALES AGENT must be sponsored by a
11-2-2015 about	Information About Brokerage Services Texas law requires all real estate license holders to give the following information brokerage services to prospective buyers, tenants, sellers and landlords.	Information About Brokerage requires all real estate license holders to give the f kerage services to prospective buyers, tenants, sel	Texas law requires all brokerage serv

Information available at www.trec.texas.gov IABS 1-0 .597.3317 Fax: Blank F&R List

Regulated by the Texas Real Estate Commission TAR 2501 Jacobs Properties 14372 Liberty Montgomery, TX 77356 Larry Jacobs Produced with zlpForm® by

