



RESIDENTIAL LOT

Listing Information -

Listing Status:

Active

Coming Soon

LIST TYPE*

LIST PRICE*

LIST DATE*

EXPIRATION DATE*

Exclusive Right to Sell/Lease

4,500.00

11/20/2023

2/19/2024

Exclusive Right to Sell/Lease w/Named Prospect

Exclusive Agency to Sell/Lease

TYPE OF CONTRACT*

1-4 Resale

Unimproved Property

Farm and Ranch

ST NUMBER*

ST DIR

STREET NAME*

STREET TYPE

ST DIR

LOT #

Gorilla Gorge

78

CITY/LOCATION*

STATE*

ZIP CODE*

ZIP CODE EXT

COUNTY*

Trinity

TX

75862

Trinity

SUBDIVISION*

SECTION #

Jungle Village

LEGAL DESCRIPTION*

LEGAL SUBDIVISION

JUNGLE VILLAGE, LOT 078

MASTER PLANNED COMMUNITY*

MASTER PLANNED COMMUNITY NAME

Yes No

TAX ID #*

KEY MAP

CENSUS TRACT

SCHOOL DISTRICT

15384

63 - Trinity

TAX ID #2

TAX ID #3



Property Information

LOT SIZE

7,729

LOT SIZE SOURCE

- Appraisal District
- Survey
- Other
- Unknown

ACRES

ACREAGE*

- 0 up to 1/4 Acre
- 1/4 up to 1/2 Acre
- 1/2 up to 1 Acre
- 1 up to 2 Acres
- 2 up to 5 Acres
- 5 up to 10 Acres
- 10 up to 15 Acres
- 15 up to 20 Acres
- 20 up to 50 Acres
- 50 or more Acres

FRONT DIMENSIONS

53

BACK DIMENSIONS

53

LEFT DIMENSIONS

122

RIGHT DIMENSIONS

120

DEVELOPED COMMUNITY

- Yes
- No

TENNIS

- Yes
- No

AREA POOL

- Yes
- No

UTILITY DISTRICT

- Yes
- No

ELECTRIC*

- Availability Unknown
- Electric Available
- Electric Not Available

GAS*

- Availability Unknown
- Gas Available
- Gas Not Available

CABLE*

- Available
- Not Available
- Unknown

PHONE*

- Available
- Not Available
- Unknown

GOLF COURSE NAME

Westwood Shores Country Club

SUBDIVISION LAKE ACCESS

- Yes
- No

Property Information

LOT USE*	LOT DESCRIPTION*	LOT IMPROVEMENTS	WATERFRONT FEATURES
<input type="checkbox"/> Condominium	<input type="checkbox"/> Airpark	<input type="checkbox"/> Cleared	<input type="checkbox"/> Bay Front
<input checked="" type="checkbox"/> Mobile Home	<input type="checkbox"/> Can Be Subdivided	<input type="checkbox"/> Curbs & Gutters	<input type="checkbox"/> Bay View
<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Corner	<input type="checkbox"/> Fenced	<input type="checkbox"/> Bayou Frontage
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Cul-De-Sac	<input type="checkbox"/> None	<input type="checkbox"/> Bayou View
<input type="checkbox"/> Patio Home	<input type="checkbox"/> Greenbelt	<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Beach View
<input checked="" type="checkbox"/> Resort/Vacation	<input type="checkbox"/> In Golf Course Community	<input type="checkbox"/> Sidewalks	<input type="checkbox"/> Beachfront
<input checked="" type="checkbox"/> Single-Family	<input type="checkbox"/> Interior		<input type="checkbox"/> Beachside
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Level		<input type="checkbox"/> Boat House
	<input type="checkbox"/> On Golf Course		<input type="checkbox"/> Boat Lift
	<input type="checkbox"/> Open		<input type="checkbox"/> Boat Ramp
	<input type="checkbox"/> Other		<input type="checkbox"/> Boat Slip
	<input type="checkbox"/> Partially Wooded		<input type="checkbox"/> Bulkhead
	<input type="checkbox"/> Patio Lot		<input type="checkbox"/> Canal Front
	<input type="checkbox"/> Rolling		<input type="checkbox"/> Canal View
	<input type="checkbox"/> Subdivision		<input type="checkbox"/> Concrete Bulkhead
	<input type="checkbox"/> Water View		<input type="checkbox"/> Gulf View
	<input type="checkbox"/> Waterfront		<input type="checkbox"/> Lake View
	<input checked="" type="checkbox"/> Wooded		<input type="checkbox"/> Lakefront
			<input type="checkbox"/> Metal Bulkhead
			<input type="checkbox"/> Oceanview
			<input type="checkbox"/> Pier
			<input type="checkbox"/> Pond
			<input type="checkbox"/> River View
			<input type="checkbox"/> Riverfront
			<input type="checkbox"/> Wood Bulkhead

ROAD SURFACE	ACCESS	WATER/SEWER DESCRIPTION*	RESTRICTIONS*
Asphalt	<input type="checkbox"/> Automatic Gate	Aerobic	<input type="checkbox"/> Build Line Restricted
Concrete	<input type="checkbox"/> Driveway Gate	<input checked="" type="checkbox"/> No Sewer	<input type="checkbox"/> Conservation District
Dirt	<input type="checkbox"/> Intercom	No Water	<input type="checkbox"/> Deed Restrictions
<input checked="" type="checkbox"/> Gravel	<input type="checkbox"/> Manned Gate	Other Water/Sewer	<input type="checkbox"/> Historic Restrictions
None		Private Water System	<input type="checkbox"/> Horses Allowed
Other		Public Sewer	<input type="checkbox"/> Lot Size Restricted
Pavers		<input checked="" type="checkbox"/> Public Water	<input checked="" type="checkbox"/> No Restrictions
<input checked="" type="checkbox"/> Shell		Septic Tank	<input type="checkbox"/> Recorded Plat
		Water District	<input type="checkbox"/> Subdivision Restrictions
		<input type="checkbox"/> Well	<input checked="" type="checkbox"/> Unknown/Verify
			<input type="checkbox"/> Unrecorded Subdivision
			<input type="checkbox"/> Zoned



Financial Information

MANDATORY HOA /MGMT CO*

HOA/MGMT CO NAME

HOA/MGMT CO PHONE

HOA/MGMT CO WEBSITE

Yes No

DISCLOSURES*

- Approved Seniors Project
- Corporate Listing
- Estate
- Levee District
- Mi/Lenders Approval
- MUD
- No Disclosures
- Other Disclosures
- Owner/Agent
- Pre-Foreclosure
- Probate
- Real Estate Owned
- Reports Available
- Seller may be subject to foreign tax and Buyer withholding per IRS
- Seller's Disclosure
- Short Sale
- Special Addendum

FINANCING CONSIDERED

- Affordable Housing Program
- Assumable 1st Lien
- Assumable 2nd Lien
- Cash Sale
- Conventional
- Exchange or Trade
- FHA
- Investor
- No Approval
- Non-Escalating
- Other
- Owner 2nd
- Owner Financing
- Release of Eligibility
- Release of Liability
- Seller to Contribute to Buyer's Closing Costs
- Texas Veterans Land Board
- USDA Loan
- VA
- WRAP

MAINTENANCE FEE*

Yes No

MAINT FEE AMOUNT

MAINTENANCE FEE PAYMENT SCHED

- Annually
- Quarterly
- Monthly

MAINTENANCE INCLUDES

- Clubhouse
- Courtesy Patrol
- Grounds
- Limited Access Gates
- On Site Guard
- Other
- Recreational Facilities

OTHER MANDATORY FEES*

OTHER MANDATORY FEES AMOUNT

OTHER MANDATORY FEES INCLUDE

Yes No

TAX YEAR

TAXES

TOTAL TAX RATE

EXEMPTIONS

55+ ACTIVE COMMUNITY*

Yes No

SELLER'S EMAIL

SUBJECT TO AUCTION

AUCTION DATE

ONLINE BIDDING

BIDDING DEADLINE/REVIEW DATE

Yes No

Yes No



Showing Information

AGENT NAME: Douglas C Eger
 AGENT MLSID: Deger
 EMAIL: doug@egerteam.com
 LISTING OFFICE: Simien Properties
 PH: 832-414-7167

CO-AGENT NAME: Shana Eger
 AGENT MLSID: Seger
 EMAIL: shana@egerteam.com
 LISTING OFFICE: Simien Properties
 PH: 832-414-7169

LICENSED SUPERVISOR

Jimmy Simien

APPOINTMENT PHONE DESC*

- ShowingSmart Call Center (HAR)
- ShowingTime
- Other Showing Service
- Call Agent
- Office
- On-Site Sales Office
- Other
- Owner
- Text Agent
- No Appointment Required

OFFICE PHONE EXT

APPOINTMENT PHONE*

AGENT ALTERNATE PHONE

832-414-7169

ALTERNATE PHONE DESC

- Alternate Agent
- Assistant
- Direct Line
- Home Office
- Sales Office

NIGHT PHONE

FAX PHONE

DIRECTIONS* - Up to 500 characters

Please provide directions to the property from the closest major RD or HWY.

Coming from Houston:
 Take 45 North to 69 North (59 N)
 Take 69 North to Livingston
 Turn Left onto Hwy 190 to Lake Livingston
 Turn Right onto Hwy 356
 Turn Left on Jungle Village
 Turn Right onto Gorilla Gorge Rd
 Property is on the Right
 Simien Property Sign identifies property lots

BUYER AGENCY COMPENSATION* <u>3%</u>	SUB AGENCY COMPENSATION* <u> </u>	BONUS <u>\$500</u>	BONUS END DATE <u>12/15/2023</u>
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VARIABLE COMPENSATION* Yes No



Remarks

PUBLIC REMARKS - Up to 1,000 characters

Can only contain physical descriptions of the property. No Phone numbers, email or URL's permitted.

Unimproved wooded lot. Lake Livingston access.
This lot has a slab. Estimated slab size is 10x30.
Lot #77 is for sale as well.

AGENT REMARKS - Up to 550 characters

Seller has examined the information contained on this Data Input Form, which is attached to and made a part of the Listing Agreement and warrants that it is true and correct according to the Seller's best knowledge.

Authentisign
Michael Krogman

SELLER'S SIGNATURE
Michael Krogman

SELLER'S SIGNATURE

Signed the _____ day of _____ 20__ .

