



Jacobs Properties

TULLOS RANCH

- Hilltop Country Home on 28± Acres •
Coldspring, San Jacinto County, Texas

PRICE REDUCED!

AMERICAN
AFR
FARM + RANCH

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

Jacobs Properties

TULLOS RANCH

Built on 28.21 acres, this custom hilltop home has 3,510 square feet, 4 bedrooms, 3.5 baths and all the amenities. The property boasts an auxiliary metal frame building composed of a 100x50 shop and equipment shed. For the horse lovers, there is a 38x38 timber-framed, 4-stall barn. A live creek, pond and plenty of pasture are on site. Just a few miles west of historic Coldspring and just 35 minutes to The Woodlands. Enjoy the solitude of the country on this gated property.

Offered for \$999,000

Directions to property:

From New Waverly, take Highway 150 to Evergreen. Property is on the right. Look for the Jacobs Properties sign and T on access gate.



TULLOS RANCH

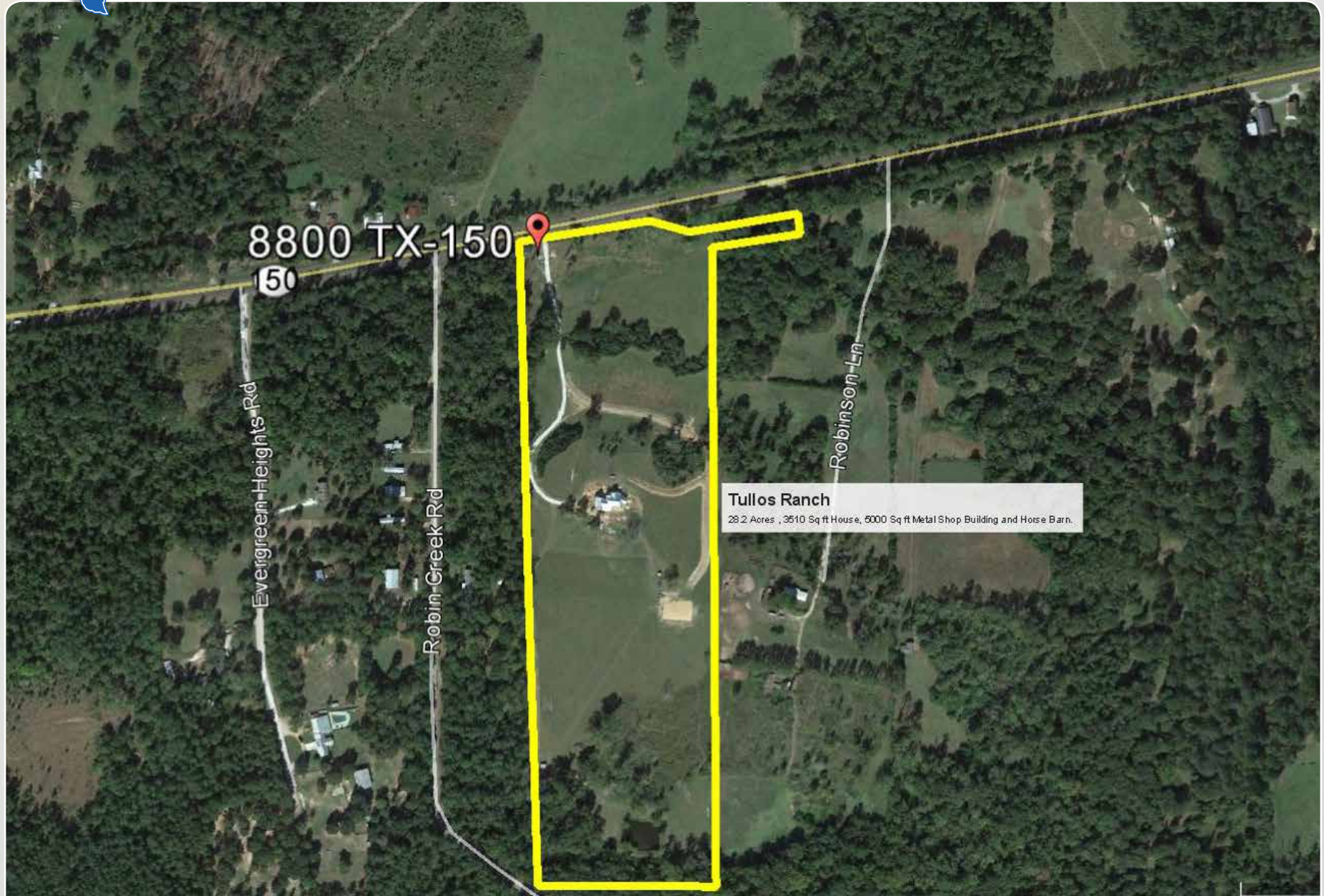


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TULLOS RANCH AERIAL MAP



8800 TX-150

50

Evergreen Heights Rd

Robin-Creek Rd

Robinson Ln

Tullos Ranch

28.2 Acres , 3510 Sq ft House, 5000 Sq ft Metal Shop Building and Horse Barn.

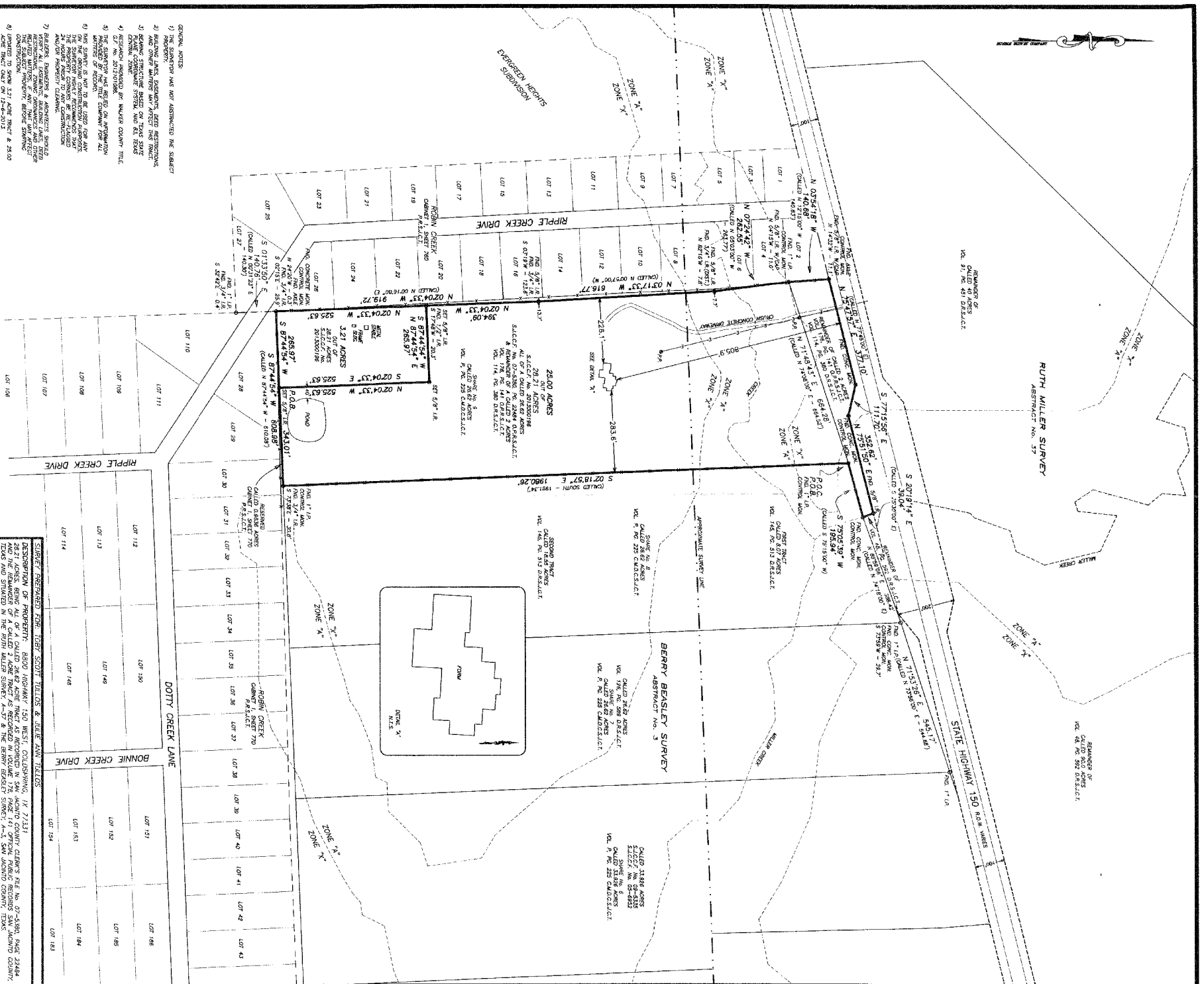


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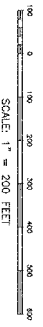
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- GENERAL NOTES
- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
 - 2) THE SURVEYOR'S DIMENSIONS, AREA CALCULATIONS, AND OTHER MATTERS MAY VARY FROM THE RECORD DRAWING.
 - 3) BEARING STRUCTURE BASED ON TEXAS STATE CENTRAL ZONE.
 - 4) RESURVEY PROVIDED BY WALKER COUNTY TITLE.
 - 5) THE SURVEYOR HAS BEEN ON APPOINTMENT PROVIDED BY THE TITLE COMPANY FOR ALL PARTS OF THIS SURVEY.
 - 6) THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
 - 7) BUILDERS, ENGINEERS, & ARCHITECTS SHOULD CONSULT THE SURVEYOR'S RECORD DRAWING AND OTHER RECORDS FOR ALL DIMENSIONS, BEARINGS, AND OTHER MATTERS BEFORE CONSTRUCTION.
 - 8) THIS TRACT ONLY ON 1-4-2012.
 - 9) DESIRED TO SHOW FROM SURVEY ONLY 7-25-2014.



SUBJECT PREPARED FOR: TERRY SCOTT TULLOS & JULIE PAUL TULLOS

DESCRIPTION OF PROPERTY: 2620 HIGHWAY 150 WEST, COLLETSVILLE, TX 77131

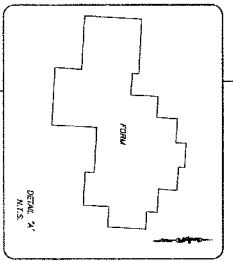
2621 ACRES, BEING ALL OF A CALLED 2621 ACRE TRACT AS RECORDED IN SAN ANTONIO COUNTY CLERK'S FILE NO. 07-5380, PAGE 23184 TEXAS AND SITUED IN THE RUTH MILLER SURVEY, A-1, SAN JUAN COUNTY TEXAS.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS MADE AND SIGNED BY ME OR BY AN AGENT OF MINE ON THIS 11th DAY OF NOVEMBER, 2012.

LOUIS W. BERGMAN IV
R.P.L.S. NO. 5815

HUMBLE SURVEYING COMPANY
709 South Washington Avenue, Suite B
(281) 465-0200 or (281) 553-7136
1815 E. 11th Street, Suite 111-59-2012
Houston, Texas 77002

Form No. 12 - 3/22/04 (M) (4/09)
Scale 1" = 200' Issue 11-59-2012
Created by: EC Approved by: EEA-AL-JL





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>	<u>License No.</u>	<u>Larry@txland.com</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>		<u>Email</u>	

<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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Information available at www.trec.texas.gov