



Land For Sale



- Rolling terrain
- Close to Brenham
- 106 wooded acres

Ellermann Rd. Brenham, TX 77833

\$840,955

106.454 wooded acres on Ellermann Rd in Washington County, situated near historic Independence between FM 390 "La Bahia Trail" and FM 50. Tract has rolling terrain, excellent road frontage, electricity in place, pond, antique barn and gravel driveway leading into the property. Property has scattered oak trees and brush, ideal for a hunting retreat for deer and hogs. Priced to sell at \$7,900 per acre with 1/8 of the minerals to be conveyed. For more information call Roger Chambers at 979-830-7708 or Susan Kiel at 979-251-4078.



Roger Chambers
Market Realty, Inc
2201 Becker Dr.
Brenham, TX 77833
Office: 979-836-9600
Cell: 979-830-7708
www.marketrealty.com
appraisals@marketrealty.com



This information contained herein, while obtained from sources deemed reliable, is not warranted by Market Realty, Inc.

Ellermann Rd. Brenham, TX

Legend



LINES ARE AN APPROXIMATION OF
BOUNDARIES

Google earth

© 2016 Google

75

Ellermann Rd

N

1000 ft

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- **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.

- 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.

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 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.

- 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.

<u>Market Realty, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>462379</u> License No.	<u>agents@marketrealty.com</u> Email	<u>979-836-9600</u> Phone
<u>Roger D. Chambers</u> Designated Broker of Firm	<u>355843</u> License No.	<u>appraisals@marketrealty.com</u> Email	<u>979-830-7708</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Date _____