

# FOR SALE

**Custom House on 2.639 Acres**

**5894 Hwy 7**

**Marlin, Falls County, TX 76661**

**\$255,000**

For a virtual tour and investment offering go to: [www.texasfarmandranchrealty.com](http://www.texasfarmandranchrealty.com)



Bob Dube – Broker 254-803-5263 (LAND) 512-423-6670 (mobile)

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A DBA of Dube's Commercial, Inc. TREC# 484723

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## **Property Highlights**

**Location** – The property is located at 5894 Hwy 7 Marlin, Falls County, Texas. The property is approximately 1 hour 45 minutes from Dallas or Austin.

**Directions** – From the intersection of Hwy 6 & Hwy 7 in Marlin take Hwy 7 East 4.66 miles. Property is on the right.

**Acres** – 2.639 acres according to the Falls County Appraisal District and a recent survey prepared by Tibbit Surveying dated August 11, 2015.

**Home** – Custom two story home built in 2001 consisting of 3,510 according to FCAD. There are four bedrooms, two and a half baths dining room, separate laundry room, loft and full kitchen. There is a pantry, double ovens, elevator, storm shelter, vaulted ceiling, wood burning fireplace, ceiling fans, metal roof, two car garage and covered patios. The floors are carpet and linoleum. The master bedroom has two walk in closets, bathroom with separate shower, tub, and vanities. There is also lots of storage space in closets and attic space.

**Fence**- Completely fenced with barbed wire

**Water**- The water is provided by Tri-County Water.

**Electricity** –Navasota Valley services the area and there is an existing meter to the property.

**Current Use** – The property is currently vacant.

**Easements** – An Abstract of Title will need to be performed to determine any easements or objections to title.

**Showings** - By appointment only. Buyers who are represented by an agent/broker must have their agent/broker present at all showings

**Presented at** - \$255,000 - \$72.65 psf



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## **Property Pictures**



~"Stewards of Land"  
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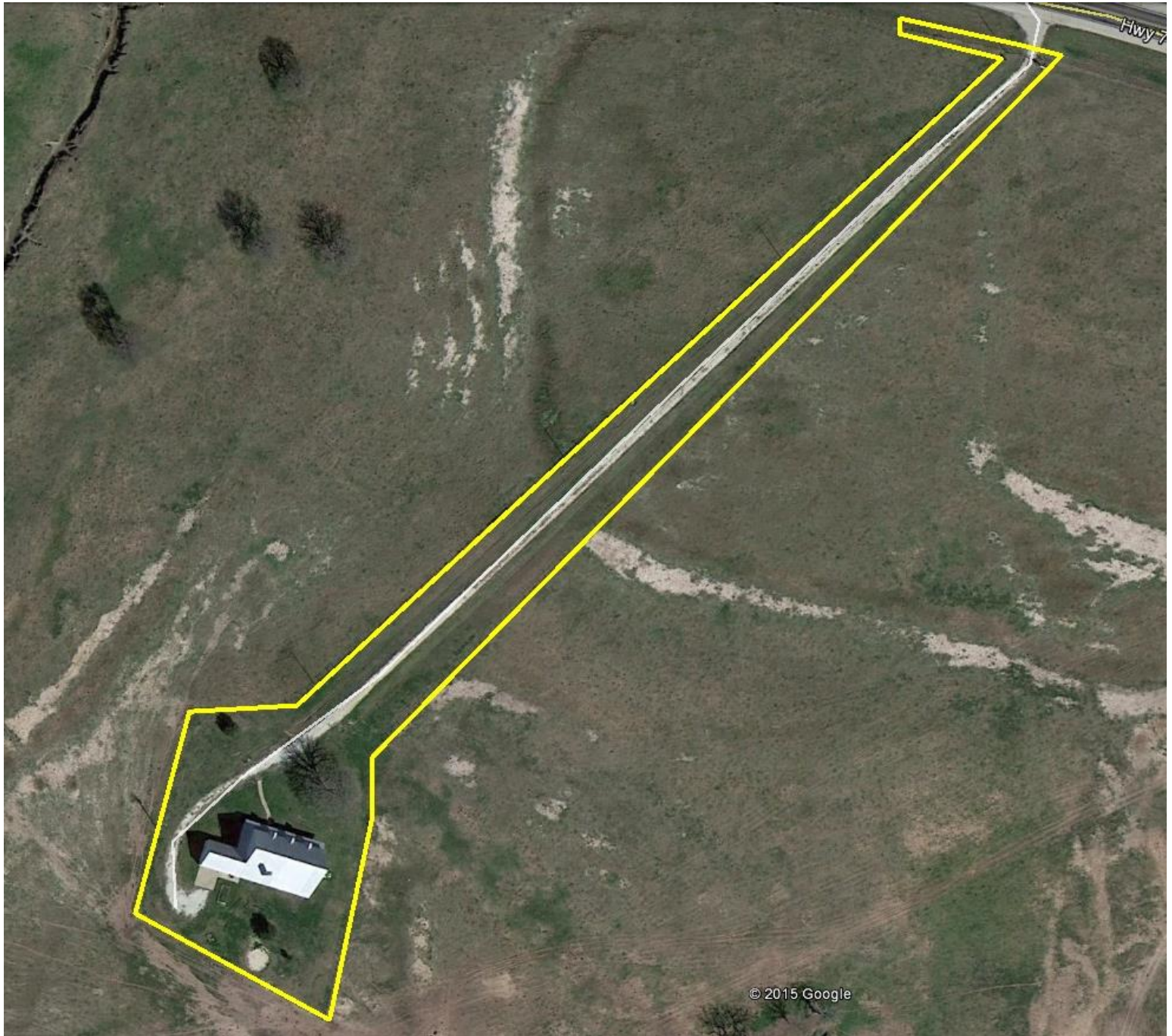
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### **Property Aerial View**





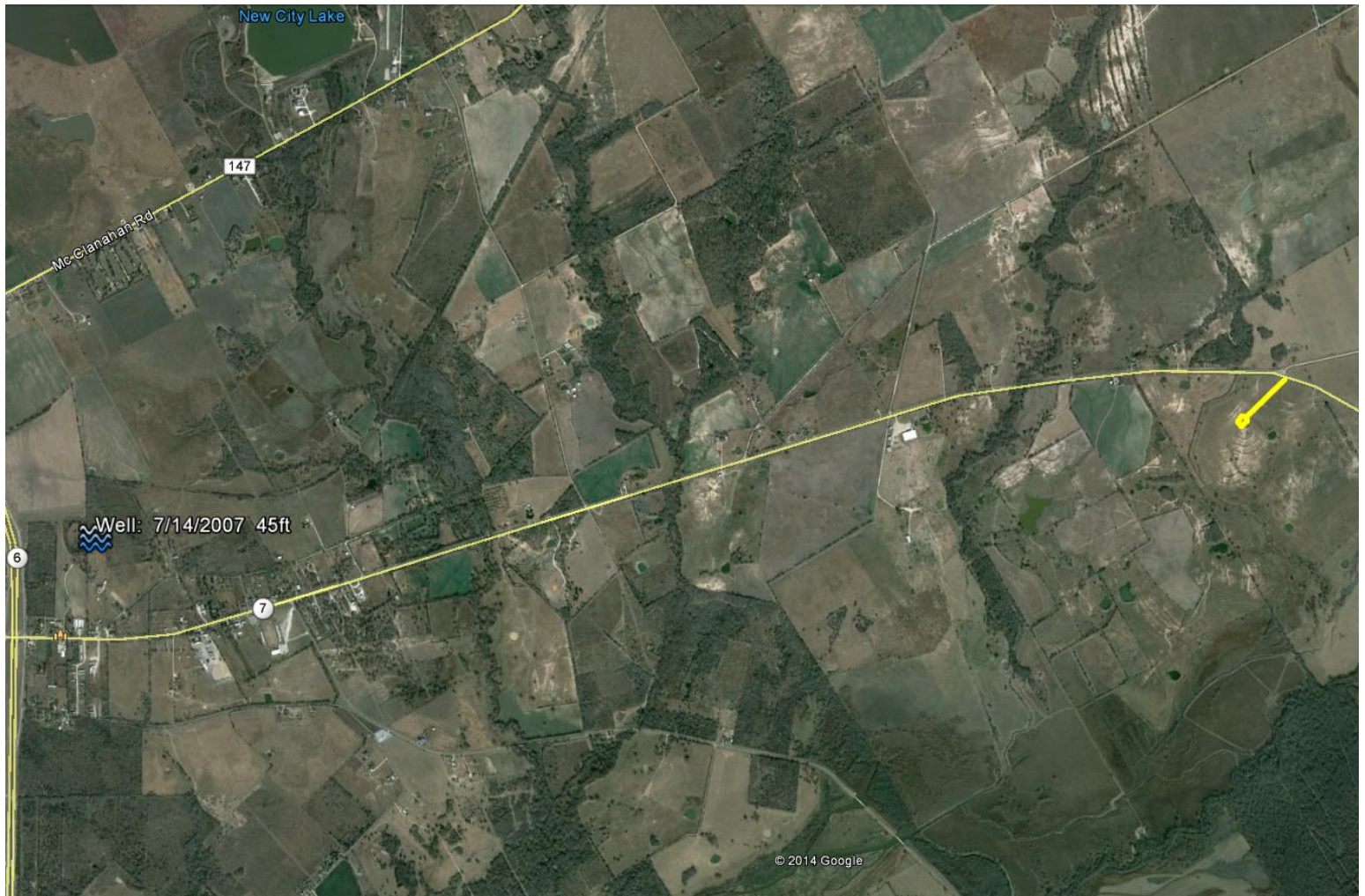
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## **Aerial of Water Well Nearest Property**



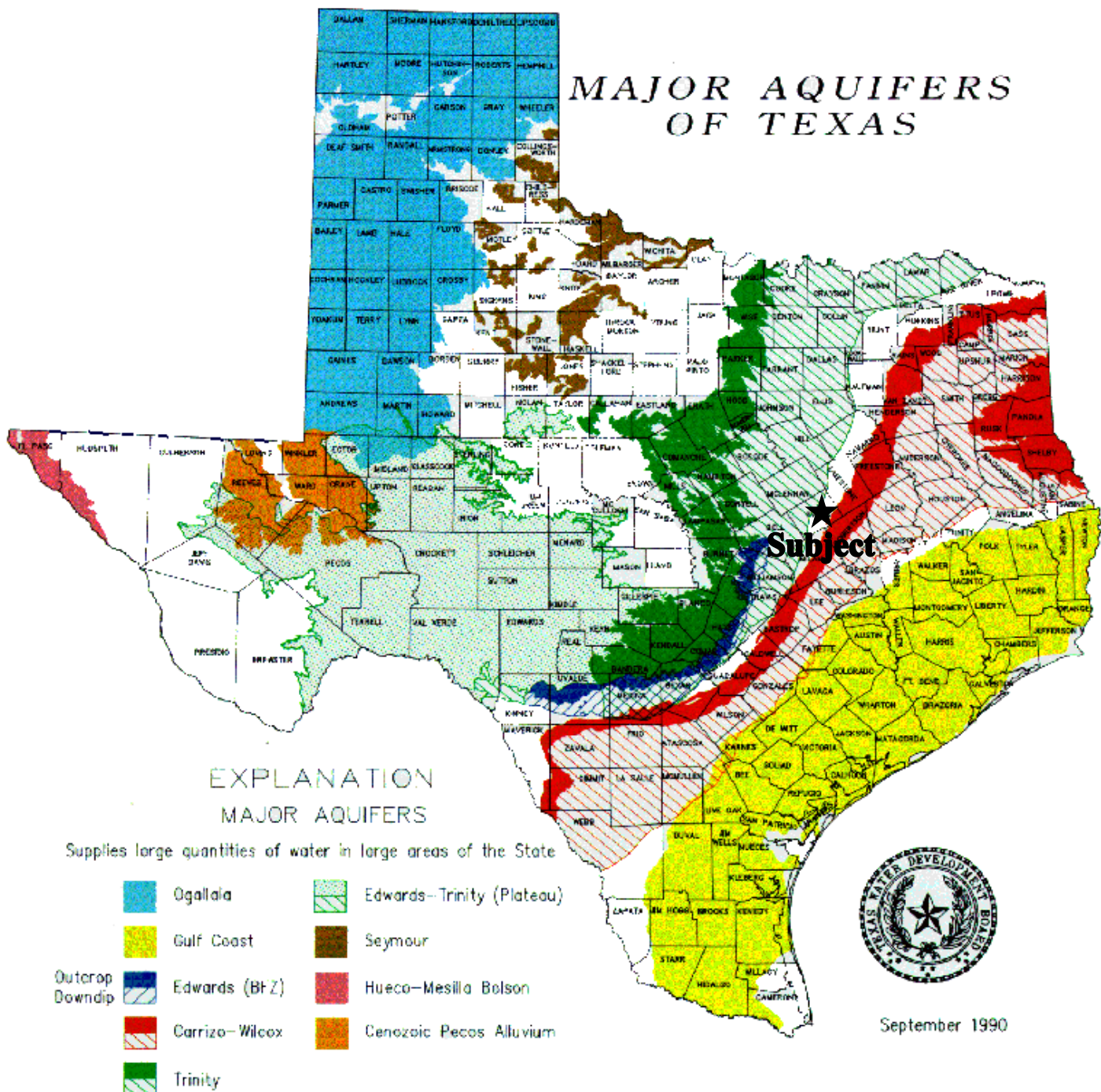
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## Property Location to Major Aquifers of Texas





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## **CONFIDENTIALITY & DISCLAIMER**

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# 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>Dube's Commercial, Inc.</u>                                       | <u>484723</u> | <u>bob@dubescmercial.com</u>         | <u>(512) 671-8008</u> |
| Licensed Broker/Broker Firm Name or<br>Primary Assumed Business Name | License No.   | Email                                | Phone                 |
| <u>Robert T. Dube</u>                                                | <u>365515</u> | <u>bob@dubescmercial.com</u>         | <u>(512) 671-8008</u> |
| Designated Broker of Firm                                            | License No.   | Email                                | Phone                 |
| <u>Robert T. Dube</u>                                                | <u>365515</u> | <u>bob@dubescmercial.com</u>         | <u>(284) 803-5263</u> |
| Licensed Supervisor of Sales Agent/<br>Associate                     | License No.   | Email                                | Phone                 |
| <u>Morgan Tindle</u>                                                 | <u>644820</u> | <u>morgan@texasfarmandranchrealt</u> | <u>(254) 803-5263</u> |
| Sales Agent/Associate's Name                                         | License No.   | y.com<br>Email                       | Phone                 |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

ABS 1-0

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