

FOR SALE

77 ACRES WITH A POND

Walker County, TX

\$499,980

ML# 74744417

Jacobs Properties



936.597.3301

txland.com

Pinedale Ranch 77 AC

- Approx. 1,693.13 ft. frontage
- 77 +/- Rolling Acres
- Good Interior Roads

- Partially Fenced
- Abundant Wildlife
- Conveniently Located

I-45 North, take exit #123 for Pinedale Road. Turn right onto Pinedale. The property is located on the left.



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice or prior sale. It is that a purchaser retain an Environmental Consultant for advice regarding environmental issues which may or may not affect the subject property for which the agent makes no representation or warranty, implied or otherwise.

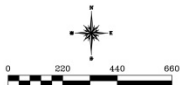
Pinedale Ranch 77 AC



Pinedale Rd.

Portion of Property
Planted with
Bermuda Grass

Pond



SURVEY OF 247.59 ACRES IN 4 TRACTS

LOCATED IN THE _____ W. COOK SURVEY ABSTRACT NO. 12
BASED ON THE _____ DEED THEREOF RECORDED IN
VOLUME/CABINET 323 PAGE/SHEET 629 OF
THE _____ DEED RECORDS _____ COUNTY, TEXAS
REF. _____ O.F. _____ DATE: FEB. 20, 2017
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE
BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT
THE TIME OF THE SURVEY, AND THAT THERE ARE NO VISIBLE ENCUMBRANCES,
OVERLAPS, DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

C. A. B. R.
CRADY T. BOWEN, R.L.S. & 3096



- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83 TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE BENEFIT OF A TITLE COMMITMENT.
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 4) IF ANY OTHER PARTY HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ENCUMBRANCES OR RECORDS, THE SURVEYOR IS NOT RESPONSIBLE FOR THE RESULTS OF SUCH SEARCHES.
- 5) PROPERTY SURVEY TO THE RESTRICTIONS AS RECORDED IN VOL. 1075, PAGE 429, DEED NUMBER OF W. COOK SURVEY, TEXAS.
- 6) WALKER COUNTY MAY REQUIRE THIS TRACT TO BE PLATTED OF RECORD.
- 7) ALL BUILDING LINES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 8) ALL ADJACENT PROPERTY INFORMATION MAY NOT REPRESENT CURRENT OWNERS OR OWNERS.
- 9) OTHER IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN.

W BISHOP SURVEY ABSTRACT 96

SOUTHWESTERN ELECTRIC POWER COMPANY
VOL. 424, PG. 105
DRWC, TX

W THOMPSON SURVEY ABSTRACT 545

W. COOK SURVEY ABSTRACT 12

330 ACRE
VOL. 1075, PG. 449
DRWC, TX

TRACT 1
133.14 Acres

CALLED 247.59 ACRES
VOL. 1075, PAGE 429
DRWC, TX

TRACT 4
76.92 Acres
1.16 ACRES IN ROW

TRACT 3
29.18 Acres
0.34 Acres in ROW

TRACT 2
25.36 Acres
0.27 Acres in ROW

P.B. & P.C. CONCRETE MONUMENT
N. EAST CORNER 5167 ACRE TRACT
VOL. 330, PAGE 169, DRWC, TX

TXDOT
5.138 ACRES
VOL. 637, SHT. 661
DRWC, TX

REMAINDER OF
5167 ACRES
VOL. 330, SHT. 169
DRWC, TX

REMAINDER OF
17.58 ACRES
VOL. 330, SHT. 169
DRWC, TX

REMAINDER OF
50.41 ACRES
VOL. 330, SHT. 169
DRWC, TX

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 87°10'00" E	91.30	L41	N 10°00'00" W	54.57
L2	N 87°10'00" E	91.30	L42	N 10°00'00" W	54.57
L3	N 87°10'00" E	91.30	L43	N 10°00'00" W	54.57
L4	N 87°10'00" E	91.30	L44	N 10°00'00" W	54.57
L5	N 87°10'00" E	91.30	L45	N 10°00'00" W	54.57
L6	N 87°10'00" E	91.30	L46	N 10°00'00" W	54.57
L7	N 87°10'00" E	91.30	L47	N 10°00'00" W	54.57
L8	N 87°10'00" E	91.30	L48	N 10°00'00" W	54.57
L9	N 87°10'00" E	91.30	L49	N 10°00'00" W	54.57
L10	N 87°10'00" E	91.30	L50	N 10°00'00" W	54.57
L11	N 87°10'00" E	91.30	L51	N 10°00'00" W	54.57
L12	N 87°10'00" E	91.30	L52	N 10°00'00" W	54.57
L13	N 87°10'00" E	91.30	L53	N 10°00'00" W	54.57
L14	N 87°10'00" E	91.30	L54	N 10°00'00" W	54.57
L15	N 87°10'00" E	91.30	L55	N 10°00'00" W	54.57
L16	N 87°10'00" E	91.30	L56	N 10°00'00" W	54.57
L17	N 87°10'00" E	91.30	L57	N 10°00'00" W	54.57
L18	N 87°10'00" E	91.30	L58	N 10°00'00" W	54.57
L19	N 87°10'00" E	91.30	L59	N 10°00'00" W	54.57
L20	N 87°10'00" E	91.30	L60	N 10°00'00" W	54.57
L21	N 87°10'00" E	91.30	L61	N 10°00'00" W	54.57
L22	N 87°10'00" E	91.30	L62	N 10°00'00" W	54.57
L23	N 87°10'00" E	91.30	L63	N 10°00'00" W	54.57
L24	N 87°10'00" E	91.30	L64	N 10°00'00" W	54.57
L25	N 87°10'00" E	91.30	L65	N 10°00'00" W	54.57
L26	N 87°10'00" E	91.30	L66	N 10°00'00" W	54.57
L27	N 87°10'00" E	91.30	L67	N 10°00'00" W	54.57
L28	N 87°10'00" E	91.30	L68	N 10°00'00" W	54.57
L29	N 87°10'00" E	91.30	L69	N 10°00'00" W	54.57
L30	N 87°10'00" E	91.30	L70	N 10°00'00" W	54.57
L31	N 87°10'00" E	91.30	L71	N 10°00'00" W	54.57
L32	N 87°10'00" E	91.30	L72	N 10°00'00" W	54.57
L33	N 87°10'00" E	91.30	L73	N 10°00'00" W	54.57
L34	N 87°10'00" E	91.30	L74	N 10°00'00" W	54.57
L35	N 87°10'00" E	91.30	L75	N 10°00'00" W	54.57
L36	N 87°10'00" E	91.30	L76	N 10°00'00" W	54.57
L37	N 87°10'00" E	91.30	L77	N 10°00'00" W	54.57
L38	N 87°10'00" E	91.30	L78	N 10°00'00" W	54.57
L39	N 87°10'00" E	91.30	L79	N 10°00'00" W	54.57
L40	N 87°10'00" E	91.30	L80	N 10°00'00" W	54.57
L41	N 87°10'00" E	91.30	L81	N 10°00'00" W	54.57
L42	N 87°10'00" E	91.30	L82	N 10°00'00" W	54.57
L43	N 87°10'00" E	91.30	L83	N 10°00'00" W	54.57
L44	N 87°10'00" E	91.30	L84	N 10°00'00" W	54.57
L45	N 87°10'00" E	91.30	L85	N 10°00'00" W	54.57
L46	N 87°10'00" E	91.30	L86	N 10°00'00" W	54.57
L47	N 87°10'00" E	91.30	L87	N 10°00'00" W	54.57
L48	N 87°10'00" E	91.30	L88	N 10°00'00" W	54.57
L49	N 87°10'00" E	91.30	L89	N 10°00'00" W	54.57
L50	N 87°10'00" E	91.30	L90	N 10°00'00" W	54.57
L51	N 87°10'00" E	91.30	L91	N 10°00'00" W	54.57
L52	N 87°10'00" E	91.30	L92	N 10°00'00" W	54.57
L53	N 87°10'00" E	91.30	L93	N 10°00'00" W	54.57
L54	N 87°10'00" E	91.30	L94	N 10°00'00" W	54.57
L55	N 87°10'00" E	91.30	L95	N 10°00'00" W	54.57
L56	N 87°10'00" E	91.30	L96	N 10°00'00" W	54.57
L57	N 87°10'00" E	91.30	L97	N 10°00'00" W	54.57
L58	N 87°10'00" E	91.30	L98	N 10°00'00" W	54.57
L59	N 87°10'00" E	91.30	L99	N 10°00'00" W	54.57
L60	N 87°10'00" E	91.30	L100	N 10°00'00" W	54.57

LINE & SYMBOL
LEGEND
1. BOUNDARY LINE
2. EASEMENT LINE
3. RIGHT-OF-WAY LINE
4. ADJACENT PROPERTY
5. ADJACENT TRACT
6. ADJACENT SURVEY
7. ADJACENT ROAD
8. ADJACENT RAILROAD
9. ADJACENT WATERWAY
10. ADJACENT POWER LINE
11. ADJACENT TELEPHONE LINE
12. ADJACENT GAS LINE
13. ADJACENT OIL PIPELINE
14. ADJACENT FLOODPLAIN
15. ADJACENT WETLAND
16. ADJACENT WILDLIFE HABITAT
17. ADJACENT HISTORIC SITE
18. ADJACENT MONUMENT
19. ADJACENT LANDMARK
20. ADJACENT OBSTACLE
21. ADJACENT OBSTRUCTION
22. ADJACENT OBSCURANCE
23. ADJACENT OBSCURITY
24. ADJACENT OBSCURE
25. ADJACENT OBSCURED
26. ADJACENT OBSCURED
27. ADJACENT OBSCURED
28. ADJACENT OBSCURED
29. ADJACENT OBSCURED
30. ADJACENT OBSCURED

Please review, sign and return at your earliest convenience

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



(TAR-2501) 1/1/96

Jacobs Properties PO Box 1370 Montgomery, TX 77356
Phone: 936.597.3302

Ann Baer

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