## FOR SALE

38 ACRE RANCH

Montgomery County, TX

\$494,000

Jacobs Properties



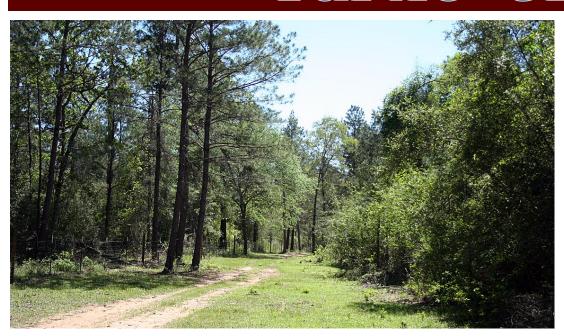
- Approx. 15 Acres of pastures w/scattered oaks
- Remaining acreage is heavily wooded
- Pond
- Small vineyard
- Wet weather creek
- Near Tomball
- Commuting distance to Houston
- Magnolia ISD

936.597.3301

txland.com

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.

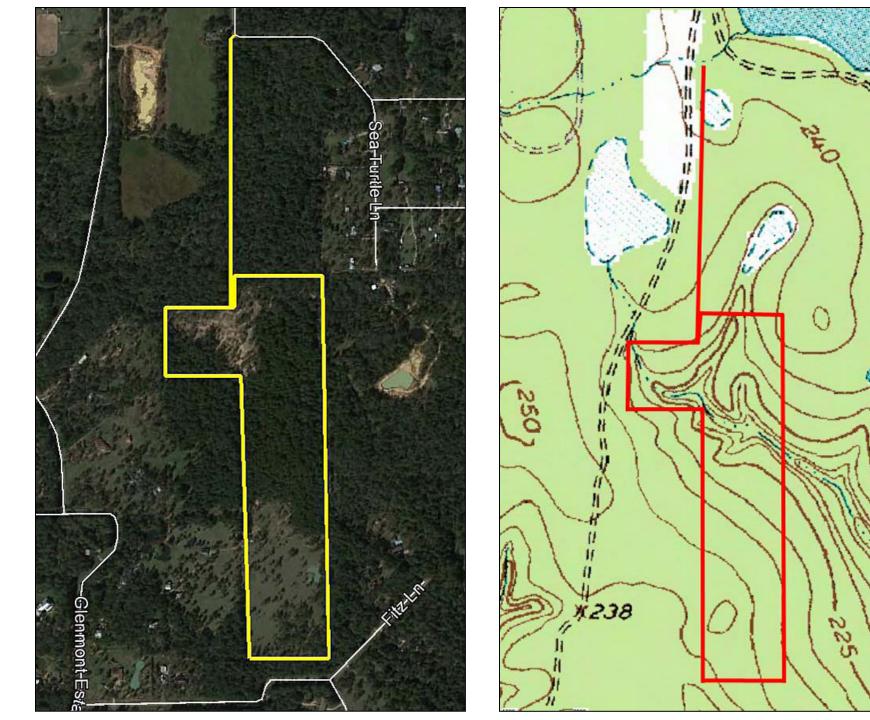
## Turtle Creek

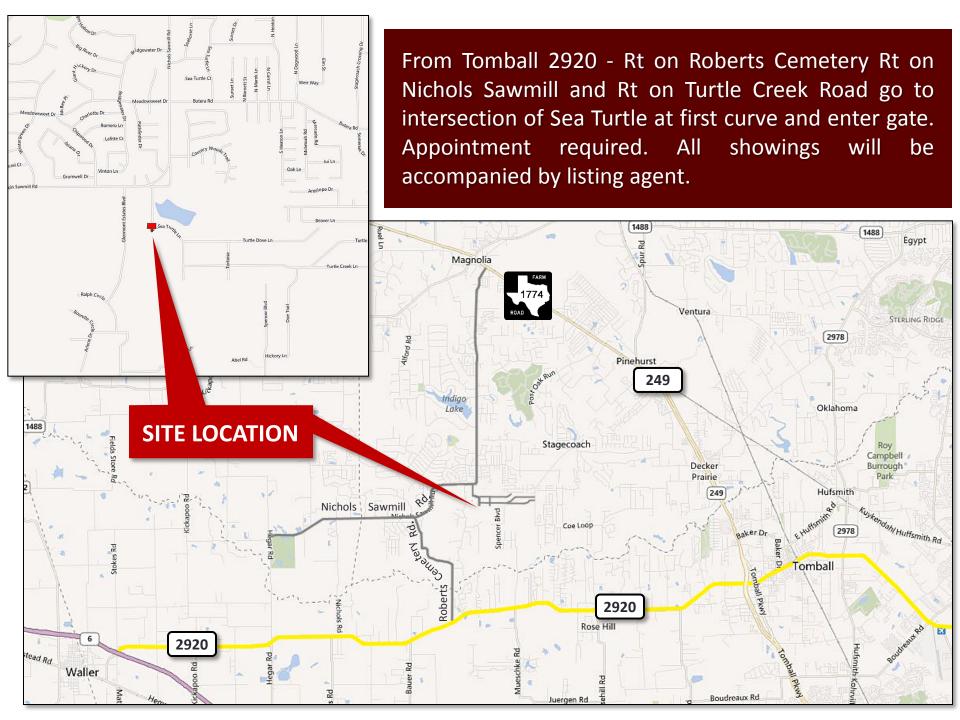












# Please review, sign and return at your earliest convenience Approved by the Texas Real Estate Commission for Voluntary Use Texas law requires all real estate licensees to give the following information

about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

efore 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 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 parties property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated an intermediary between the parties if the partie consent in writing. A broker can assist you in locating the property for sale or lease is the owner's agent. 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 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 an owner's agent must disclose to the listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A owner any material information known to the agent. because

## IF THE BROKER REPRESENTS THE BUYER:

written buyer representation agreement. A buyer's agent The broker becomes the buyer's agent by entering into an 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 agreement to represent the buyer, usually through can assist the owner but does not represent the

## 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

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 written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's The broker must obtain the written consent of each party to the transaction to act as an intermediary. as an intermediary in a transaction:

- (1) shall treat all parties honestly; (2) may not disclose that the
- (4) may not disclose that the owner will accept a price less than the asking price unless authorized in owner will accept 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 order or if the information materially relates to the writing to disclose the information or required to do so by The Texas Real Estate License Act or condition of the property.

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 intermediary between the parties may appoint a person who licensed under that Act and associated with the broker carry out instructions acting a broker consent, with and parties' communicate the

рţ 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 responsibilities of the broker, you should resolve those necessarily establish that the broker represents you. If you You have the right on, if any, you wish payment of a fee to a broker does duties choose the type of representation, if any, the regarding will be paid. questions before proceeding. questions obligations. The a whom the broker receive. Your any have

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.

TREC No. OP-K Page 1 of 1 Blank F&R Listing

(TAR-2501) 1/1/96

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