

# STERLING-MAYFIELD PROPERTIES, LLC

COMMERCIAL, FARM, AND RANCH REAL ESTATE SOURCES

## LEASE TO PURCHASE

### PROPERTY HIGHLIGHTS:

1. +/- 4 acres located approximately 6.5 miles southwest of San Angelo, Texas
2. LEASE TO PURCHASE!
3. Land and Mobile Home that would be perfect for a yard for an oil and gas company
4. Paved highway frontage, convenient location between San Angelo and Mertzon



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Google earth

31°22'52.57" N 100°36'07.56" W elev 1964 ft

Eye alt 3679 ft





# **STERLING-MAYFIELD PROPERTIES, LLC**

**COMMERCIAL, RANCH & FARM REAL ESTATE SOURCES**

**This listing agreement is for the lease to purchase option under the following asking terms:**

- \$35,000 for the Manufactured Building must be paid at signing of contract and bill of sale will be issued
- \$1,000 security deposit/option consideration
- \$1,650/Month for 5 years
- Tenant pays taxes and utilities
- 1/3 of the rent per month in Years 3-5 will be deducted from the overalls sales price
- Upon termination of lease, or at any time during the term of the lease, Landlord grants Tenant the right to purchase the subject property at the cost of FIFTY THOUSAND DOLLARS (\$50,000), less the option consideration (\$1,000), and any of the 1/3 rent from Years 3-5 described above.
- Tenant must provide Landlord thirty (30) days written notice of its intention to purchase the subject property.
- Final Payment due at end of 5 year term if executing option to purchase

## **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 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 the 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.

## **OFFER SOLICITATION PROCESS**

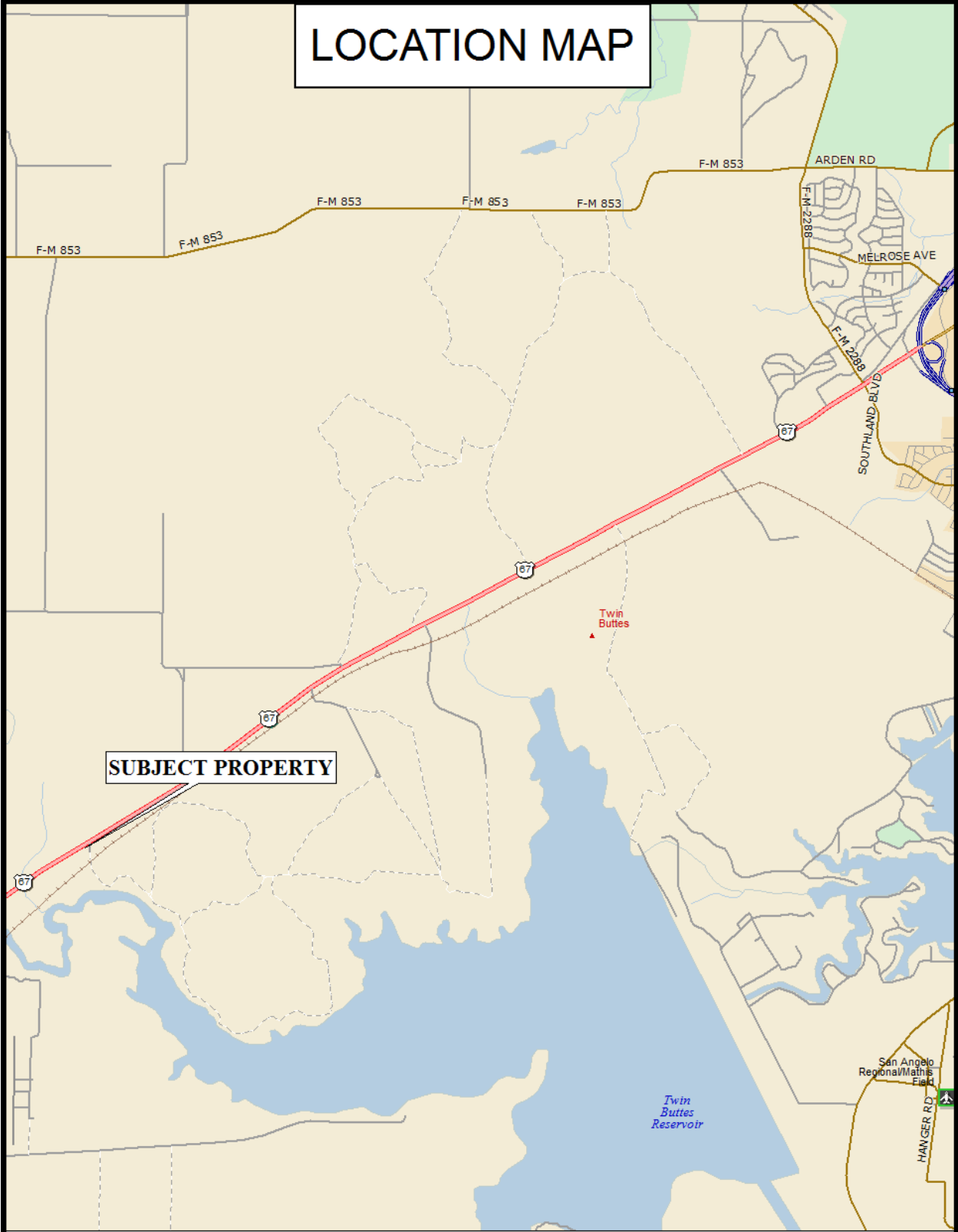
Offers should be presented in the form of a non-binding Letter of Intent, spelling out the significant terms and conditions for the Purchasers' offer including but not limited to: 1) pricing, 2) due diligence and closing time frame, 3) earnest money deposit, and 4) any financing contingencies that may exist. Offers should be delivered to the attention of Sterling D. Fryar at the email address or fax number below:

Questions or comments should be addressed to the following:

Sterling-Mayfield Properties, LLC  
3600 SH-6 South, Suite 103  
College Station, Texas 77845  
Phone: 325-261-9790  
Fax: 866-269-8944

**Sterling D. Fryar, REALTOR®**  
Sterling-Mayfield Properties, LLC  
Phone: 325-261-9790  
Fax: 866-269-8944  
Cell: 325-276-0757  
[sterling@sterlingmayfield.com](mailto:sterling@sterlingmayfield.com)

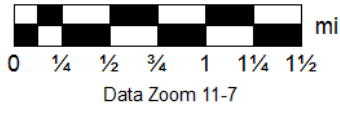
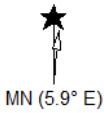
# LOCATION MAP



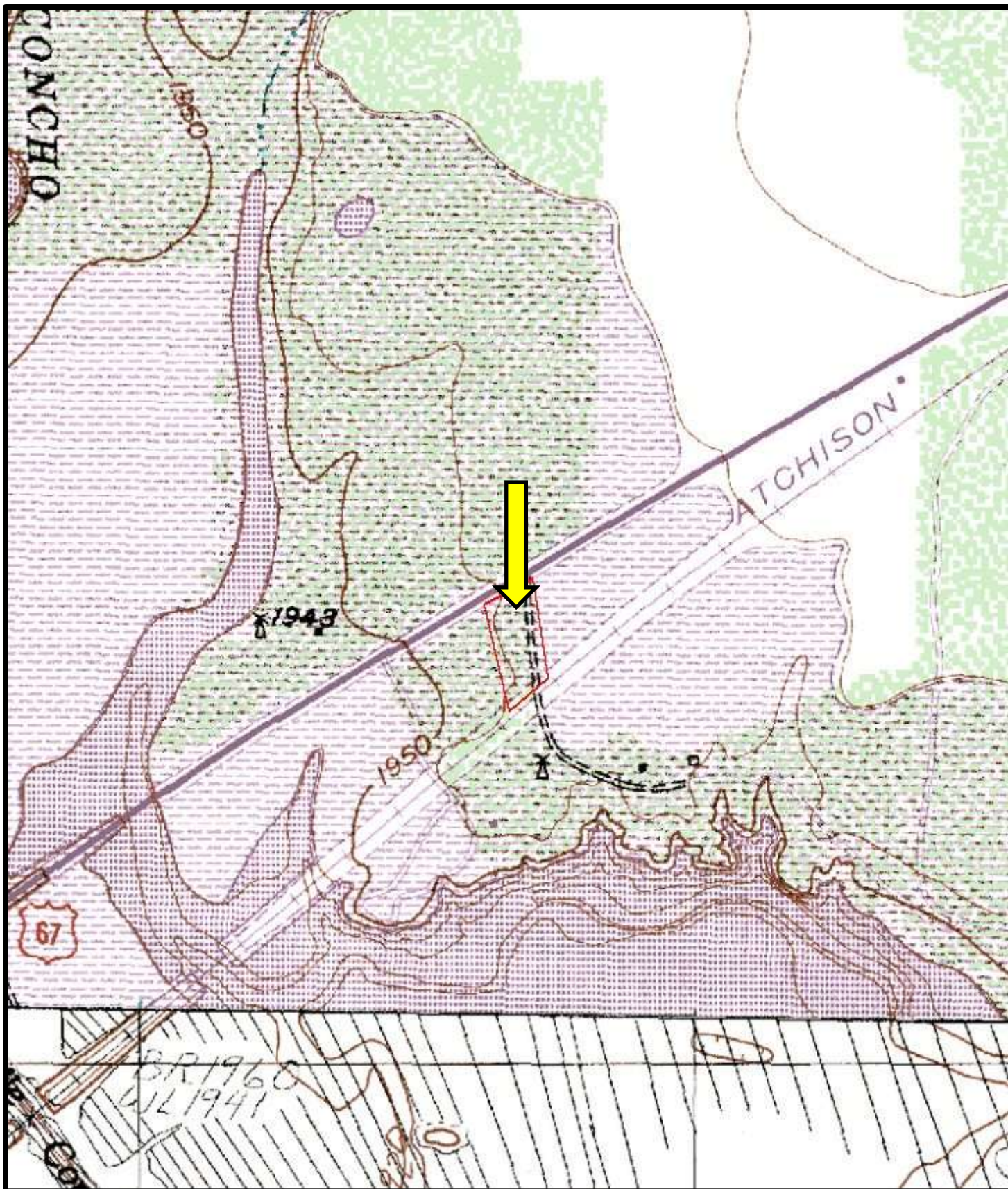
**SUBJECT PROPERTY**



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# Soil Map—Tom Green County, Texas



## Map Unit Legend

Tom Green County, Texas (TX451)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AnB	Angelo clay loam, 1 to 3 percent slopes	1.0	26.6%
MeB	Mereta clay loam, 1 to 3 percent slopes	0.7	18.1%
TuA	Tulia loam, 0 to 1 percent slopes	2.1	55.3%
Totals for Area of Interest		3.9	100.0%

**PHOTOS OF THE SUBJECT PROPERTY:**

