

# Quest's End

**Bucksnot Road-Franklin ISD  
Robertson Co.**



A great recreational property with a good mix of wooded to open terrain, gently sloping with sandy soils. Enjoyed by this family for three generations, but now it is time for new memories. Located in the Franklin ISD just 35 minutes to the Bryan/College Station area.



The property features over 1,270 feet of county road frontage. As you enter the property from Bucksnot Road, you will see the campsite area to your left. This area has power and water in place with full service RV hook up, a modern storage building used as camp space, storage and additional shelter. Even though it sits right off the road, the wooded area and large scattered trees give a peaceful and private setting for your weekend activities.





The higher elevations of the front of the tract along with the utilities, provide a beautiful and convenient home site setting as well.



As you follow the trail down the hill along the East property line, you will encounter the pond which provides water for both livestock and wildlife alike.

The center area of the property is more open, native pasture with scattered trees. Fencing is modest to functional and the property is leased for cattle grazing with a nearby rancher.







As you venture toward the back of the property, the elevations gently rise. Passable trails and heavily wooded areas provide endless wildlife and recreational possibilities. A seasonal creek traverses the Northeast corner.



**Offered at \$4,750.00 per acre**

This multi-use property offers ag use, multiple home sites, wildlife, hunting and recreational potential. There is something for everyone here. Give us a call today to schedule your personal tour.



**Cunningham Real Estate**

1205 S. Market St - Hearne, TX 77859

[www.CunninghamRealEstate.com](http://www.CunninghamRealEstate.com)

**(979) 279-2757**

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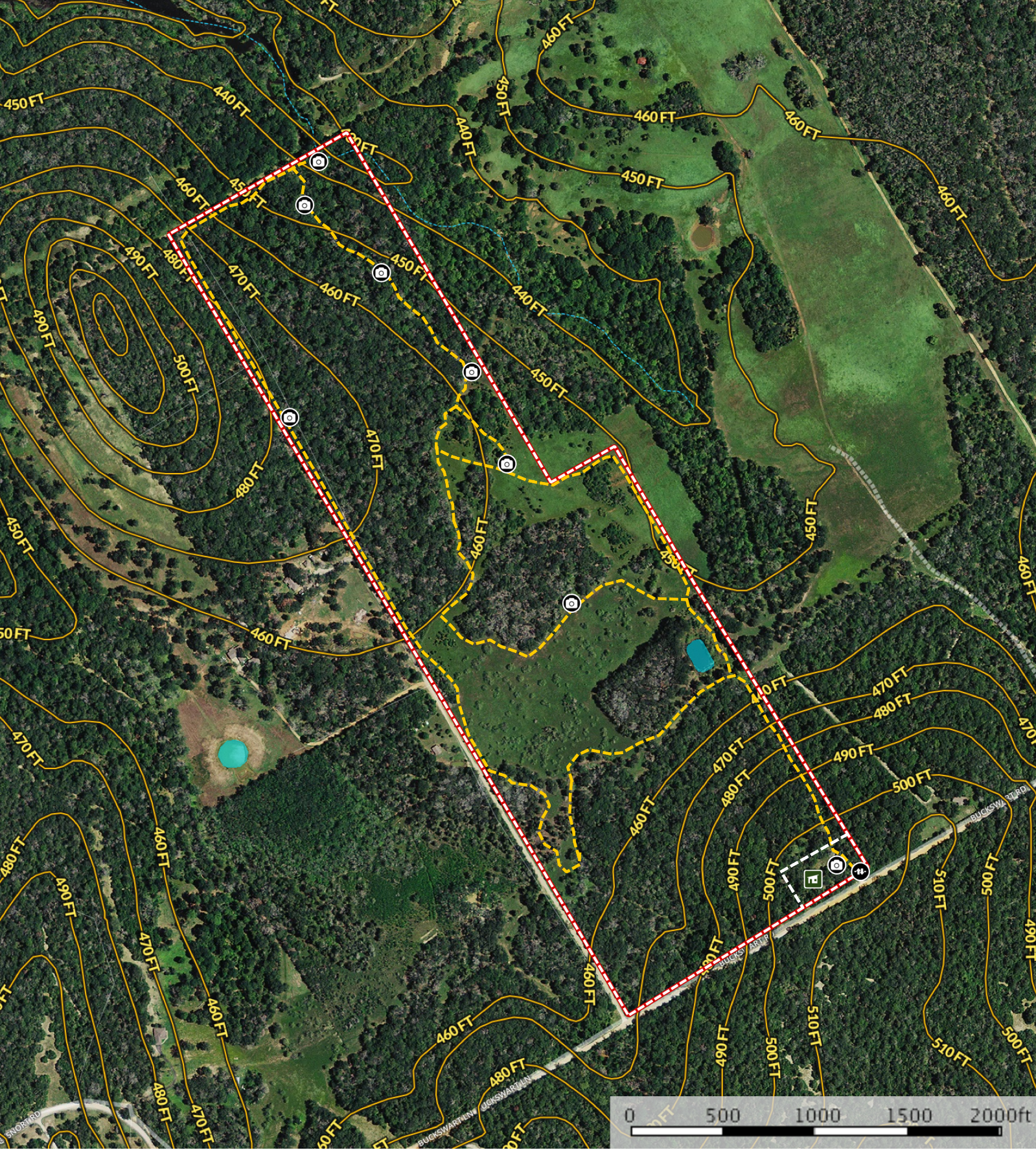


Photo Point

Shed / Shack

Gate

Fence

Road / Trail

Boundary

Stream, Intermittent

River/Creek

Water Body





# 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>Cunningham Real Estate</u>	<u>0309111</u>	<u>dave@cunninghamrealestate.com</u>	<u>(979) 777-4474</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Karen S Gray</u>	<u>0480298</u>	<u>karen@cunninghamrealestate.co</u>	<u>(979) 777-3960</u>
Sales Agent/Associate's Name	License No.	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)**

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