

The Reserve @ Elkins Lake

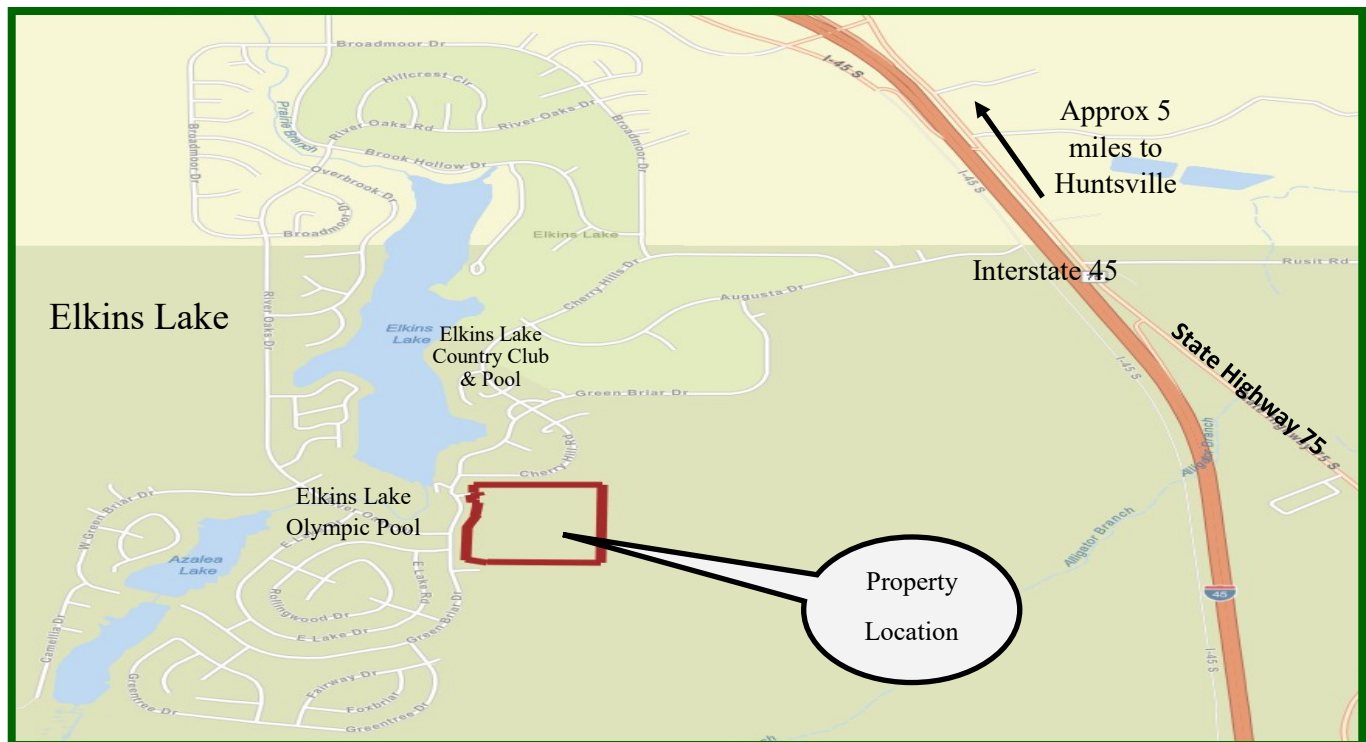
32 Acres at Wellington Drive Huntsville, Texas 77320

Located in the National Forest and Elkins Lake Golf and Recreational Neighborhood. The 32 acre reserve in the Elkins Lake Community is the last of the developable land in Elkins Lake. Owning land grants membership, and that has its privileges.

It's the best deal in Texas!

Priced to sell at \$30,000.00 an acre.

Excellent hilltop and wooded land, Water, Sewer, Phone, Internet, Gas, Electricity Golf, Tennis, Lakes, National Forest and pure Beauty, Pleasure and Profit await!



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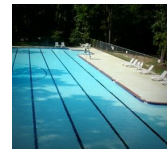
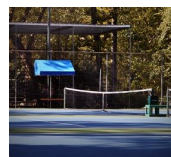
936-291-7552

Disclaimer: The information contained herein is furnished by sources considered reliable, but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, and changes of price, prior sale or withdrawal with out notice. In accordance with the law, this property is offered without respect to race, color, origin, sex, or disabilities. You are advised to obtain a copy of the Texas mandated disclosure about Broker Services at <http://www.trec.texas.gov/pdf/>



Elkins Lake's story began in Texas in the 1920s. It was the private retreat of Judge James A Elkins, Sr., the personal estate of a man whose legal, financial and political interests made him a legend in his own time.

Elkins Lake members have three 9 hole courses to play, The Hills, Lake, and Ravines.



Elkins Lake offers a wide variety of recreational opportunities to our membership. There are 3 lakes, 2 swimming pools, lighted tennis courts, 2 quarter mile walking trails, outdoor exercise stations, playgrounds, ball fields, lighted basketball practice area, picnic areas and several parks.



The Sam Houston National Forest, one of four National Forests in Texas, is located 50 miles north of Houston. The forest contains 163,037 acres between Huntsville, Conroe, Cleveland and Richards, Texas. With land in Montgomery, Walker, and San Jacinto counties, the Sam Houston National Forest is intermingled with privately owned timber lands and small farms.

<https://www.fs.usda.gov/>

Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Bius Investments, Inc.	329700	info@bnbtx.com	(936)291-7552
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ben Bius	266125	benbius@bnbtx.com	(936)291-7552
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date