



**RIVERSTONE**  
LAND AND RANCH

**12 WEST TRAIL LANE**  
HILLTOP LAKES, TX 77871



## PROPERTY DESCRIPTION

This charming two-bedroom, two-bathroom home is nestled in the sought-after "Ranchette" section of Hilltop Lakes. Set on an expansive 2.51-acre lot that also includes two utility sheds, this property offers ample space for outdoor living, gardening, or adding additional features to enhance your private countryside escape.

Located approximately 45 minutes away from Bryan/College Station, Hilltop Lakes offers a wide array of amenities and activities for residents. Amenities include an 18-hole golf course, 5 lakes for boating and fishing, tennis courts, equestrian stables, playground, campground, bow hunting, Texas shaped swimming pool, restaurant, and more. Whether you are looking to escape the hustle and bustle of in-town living, or simply want to find a weekend getaway, this property offers a rare opportunity to own your own piece of country living with quick access to in-town amenities. Call us today to schedule a showing!

## PROPERTY HIGHLIGHTS

- Peaceful escape with the added convenience of nearby urban access, making it an ideal spot for both getaways and year-round living
- 1,568 SF Two Story Cabin with Two Utility Sheds
- Hilltop Lakes Amenities
- Section-60 Deed restrictions
- 2 hours to Houston and Dallas

## OFFERING SUMMARY

Sale Price:	\$235,000
Lot Size:	2.51 Acres

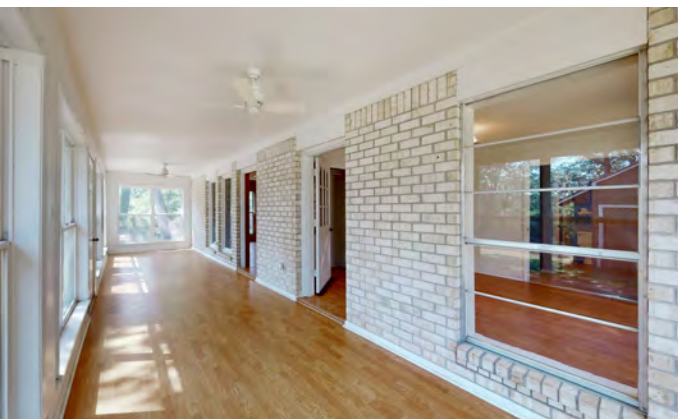


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**LANDON ALLEN**  
Partner

903.875.9798 | landon@riverstoneecos.com

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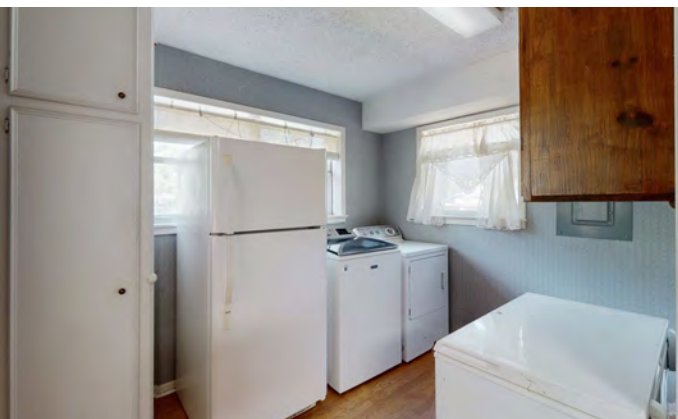


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# INFORMATION ABOUT BROKERAGE SERVICES

**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:
  - 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.

### Riverstone Companies, LLC

Licensed Broker / Broker Firm Name  
or Primary Assumed Business Name

### James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/  
Associate

### Landon Allen

Sales Agent/Associate's Name

9008522

License No.

545598

License No.

License No.

0668938

License No.

info@riverstonecos.com

Email

jim@riverstonecos.com

Email

Email

Landon@riverstonecos.com

Email

(979) 431-4400

Phone

(979) 431-4400

Phone

Phone

(903) 875-9798

Phone

Buyer/Tenant/Seller/Landlord Initials

Date