



Jacobs Properties

PLEASANT ACRES

• Modern Home on 2.34 Acres •
Montgomery, Montgomery County, Texas

PRICE REDUCED!



AMERICAN
AFR
FARM + RANCH

Contact us: info@txland.com • Tel 936-597-3301 • Fax 936-597-3313 • Visit TXLand.com

Jacobs Properties

PLEASANT ACRES

Pleasant Acres offers a 2,249-square-foot home on 2.34 acres in Montgomery ISD. Living room with stone wood-burning fireplace, 3 bedrooms (office could be 4th bedroom) and 3 baths. Split plan; office and adjoining bathroom can be guest quarters. Upgrades in 2016 include a new roof, convection oven, dishwasher, microwave, granite countertops in kitchen and two baths and carpet in master bedroom. Insulated space in garage for shop. HOA dues (\$620 per year) include water from public water system. Two stalls and two horses are okay. Level terrain with no flood plain and scattered hardwoods. **Offered for \$335,000**

Directions to property: From Willis, go west on FM 1097, 10.5 miles from I-45, and turn right onto Big Oak. Ranchette is the first right. Home is on the right. From Montgomery, north on FM 149 to 1097. Go east 2.9 miles to left onto Big Oak.

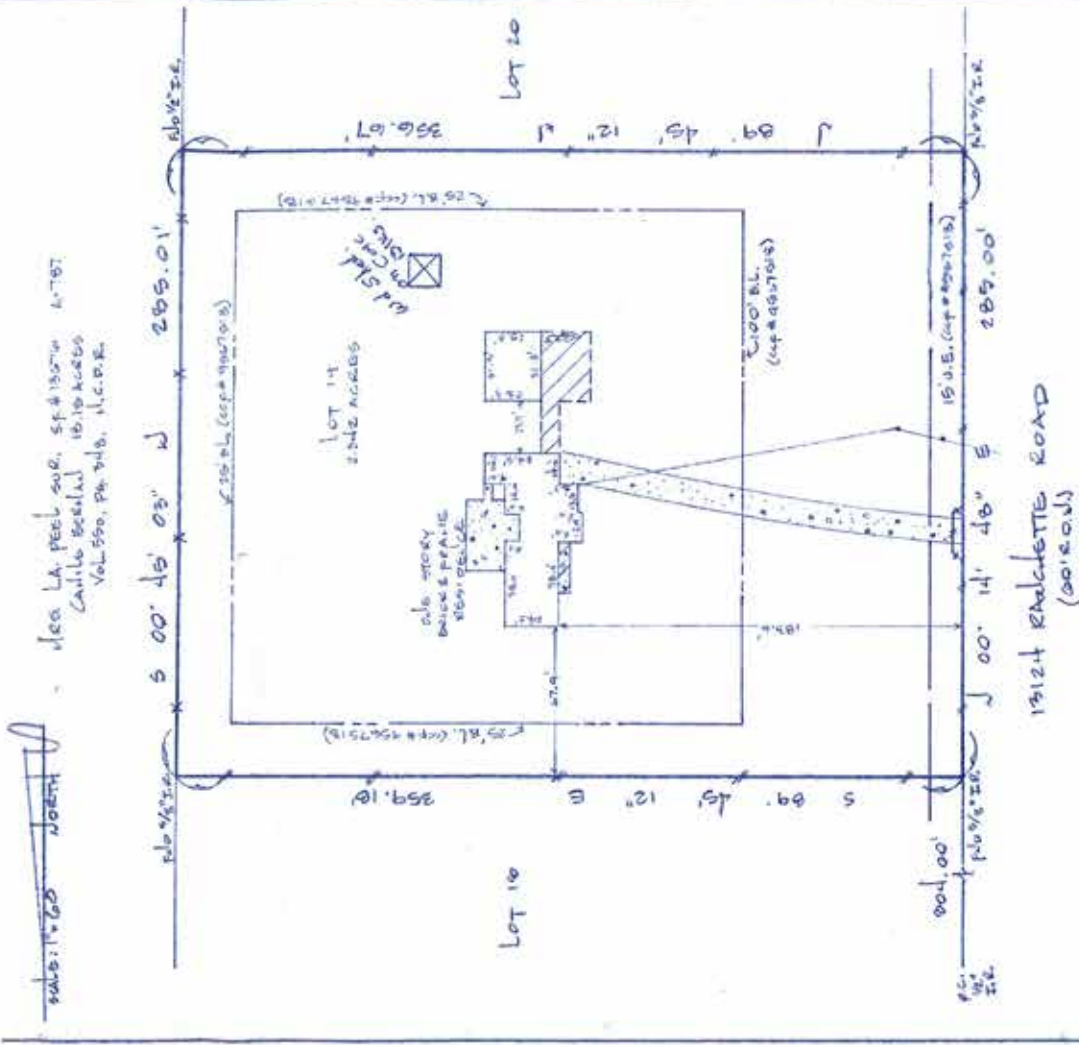


PLEASANT ACRES





PLEASANT ACRES SURVEY MAP



This Survey Completed Without the Benefit of Information Contained In A Title Report per The Request Of The Owner.

Anthony E. Olivieri and
 Cynthia L. Olivieri

13124 Ranchette Road
 Montgomery, Texas 77356

Describe Property:

Being Lot 19, of BIG OAK RANCHETTES, a replat of Lots 22, 23, and 33, of BIG OAK ESTATES, and being a subdivision of 71.523 acres of land in the I. J. Evans Survey, A-766, the John H. Wood Survey, A-603 and the Fred Kessler Survey, A-300, in Montgomery County, Texas, according to the map or plat thereof recorded in Plat Cabinet H, as Sheet 52A of the Map Records of Montgomery County, Texas.



G.F. _____ DATE 08-04-03

DATE 08-04-03

JOB# 0080133

DATE 12-19-00

Zone "X"

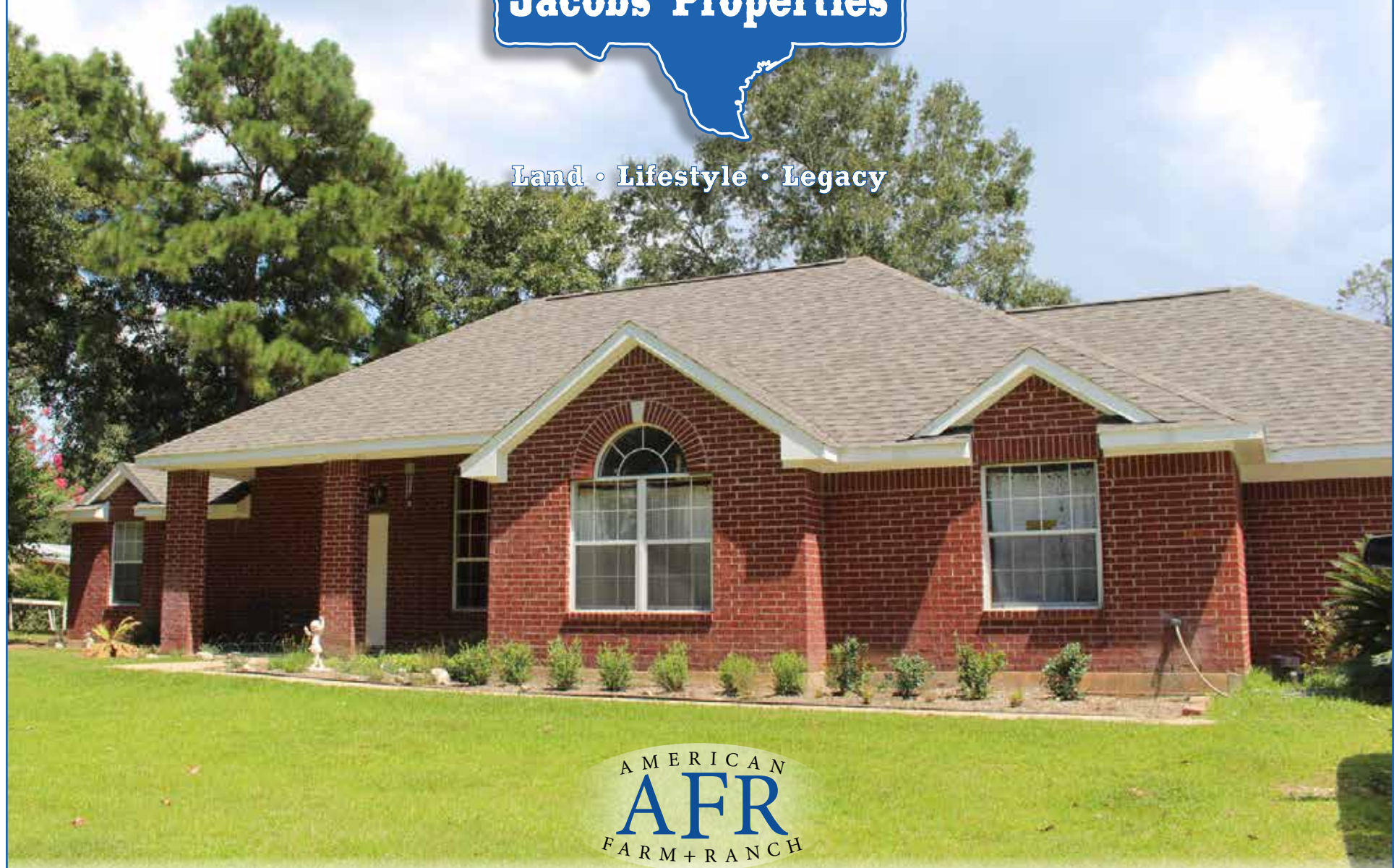
FIELD WORK BY: T.J.

DRAFTING BY: JW

COMPILED 2001 BY TEXAS STATE SURVEYORS, INC.
 I can hereby certify that this survey was the day made on the ground of the property
 Lawfully described herein (or on the attached sheet, and is correct and there are no
 encroachments unless shown).
 Note: There are no natural drainage courses on this property.
 Note: This property does not lie in a flood hazard zone according to HUD F.I.A.



Land • Lifestyle • Legacy



Contact us: info@txland.com • Tel 936-597-3301 • Fax 936-597-3313 • Visit TXLand.com



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>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
--	--------------------	--------------	--------------

<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>Larry Jacobs</u>	<u>License No.</u>	<u>Larry@txland.com</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>		<u>Email</u>	

<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
--	-------------

Information available at www.trec.texas.gov