



**Jacobs Properties**

# NEBLETT'S CREEK RANCH

- The Ultimate Recreational Ranch near Houston •  
Cleveland, San Jacinto County, Texas



AMERICAN  
**AFR**  
FARM + RANCH

Contact us: [info@txland.com](mailto:info@txland.com) • Tel 936-597-3301 • Fax 936-597-3313 • Visit [TXLand.com](http://TXLand.com)



## NEBLETT'S CREEK RANCH

is an immaculate estate in San Jacinto County. Nebletts Creek Ranch is the MOST fun recreational ranch for sale near Houston! It has universal appeal to all age groups and offers a wide variety of uses.

**MAIN HOUSE:** The main house on Nebletts Creek Ranch is a hidden treasure. Nestled in the native pines and hardwoods this private estate home has left nothing to the imagination. The LIVING ROOM has a magnificent fireplace framed by floor-to-ceiling windows. Beamed and vaulted wooden ceilings and the oak hardwood flooring provide the home with a rustic warmth. A formal dining room has an alcove for a buffet and an entire wall of floor-to-ceiling built-in custom cabinets. Granite countertops with a double stainless sink looking out to the garden is complimented by a single sink on the opposite side. Commercial stainless-steel appliances include a Garland range/oven with separate griddle, huge ventilator system, ice maker, dishwasher and trash compactor. A wood burning fireplace and





comfortable seating area compliment the grand MASTER SUITE. Tall ceilings and your own private access to a screened-in porch are added bonuses. The master bath includes a jetted tub and separate shower as well as double sink vanity. The SCREENED-IN PORCH is enormous and welcomes you to melt into your surroundings. A wonderful view of the garden, orchard area, pond and forest are available from any vantage point. UPSTAIRS: Your guests will be more than comfortable in the three spacious bedrooms which are serviced by a full bath. A den area is positioned between all three bedrooms. A secret room (only grandchildren and grandparents know of the true location) offers three sets of built-in bunk beds and plenty of room for toys!

**PARTY BARN:** This must be seen to be believed! The fully equipped bar is complete with overhead glass racks, glass liquor display shelves, wine and beer cooler, oven and microwave. The bar and game room can handle a very large number of guests. Currently, the game room has a full-size shuffleboard table, large poker table, full size pool table, and ample seating for your friends and family to view their favorite sporting event on the wall mounted flat-screen TV.

**SHOP/BARN:** Who needs a man cave when you can have a shop like this? Natural light enters through the upper windows located just under the ceiling. The 16' overhead door with electric opener opens to a covered parking area suitable for ATVs or full-size vehicles.

**THE POOL:** YES! There is an in-ground pool with a full-screen enclosure. This is a very nice pool situated under the towering trees.

**THE LAND:** This densely forested 50+ acres is well suited for multiple activities. The slightly rolling terrain descends into the bottom acres of Nebletts Creek and Winters





Bayou. This property adjoins 59,746 acres of the Sam Houston National Forest which is available for multiple uses for a very small fee or free of charge..

**THE WATER:** Surface water for game is provided by the year-round clear water flowing in Nebletts Creek and Winters Bayou

**THE WELL HOUSE/ SHOP:** The water well and equipment are housed in an enclosed storage house as well as an immaculately maintained Generac whole-house electric generator. The previous owner used this for woodworking and sculpting. This structure could be transformed into a smoke house or wild game processing area.

**THE LOCATION:** The Nebletts Creek Ranch estate is only one hour from downtown Houston, 45 minutes from The Woodlands and 30 minutes from Huntsville.

**Offered for \$1,300,000**

*Directions to property:* 24 hours' notice required for an appointment.  
Call Mel 940-659-8042 to set an appointment to see this hunting ranch near Houston.





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# 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>
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<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Larry Jacobs</u>	<u>License No.</u>	<u><a href="mailto:Larry@txland.com">Larry@txland.com</a></u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>		<u>Email</u>	

<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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**Regulated by the Texas Real Estate Commission** Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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