



Jacobs Properties

POINT BLANK 15

Point Blank, San Jacinto County, Texas

• 15± Unrestricted Acres with FM156 Frontage •

A M E R I C A N
F A R M + R A N C H

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

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15± unrestricted acres with approximately 1,390' of frontage on FM 156. This pretty tract has a beautiful homesite overlooking the creeks, woods and future pastures. Some of the mature pines were recently harvested, leaving an area ready for finishing touches. The hillside has water and electricity in place; there's a pretty pecan orchard as well as live oaks and crepe myrtles sprinkled throughout the hillside. The sandy creek is flowing and casually lined with sycamores, river birch and other species of trees and shrubs... it's a beautiful setting with a lot of potential! This is a great opportunity to own an acreage tract for your primary residence, weekend getaway, livestock, wildlife or whatever you prefer. There's a cabin that's in need of repairs but may have potential. Three phase power is in place and a 30'x50' shop with a concrete floor. Located two miles from the 190 boat launch and all the recreation of Lake Livingston. Minutes from Point Blank, Coldspring, Huntsville and Livingston.

Offered for \$318,000

Directions to property:

From Livingston take Hwy 190 west for 22± miles, turn left onto 156, travel 2.5± miles.

Property will be on the right, look for the sign!
Please do not enter property without appointment.



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POINT BLANK 15 OUTLINE





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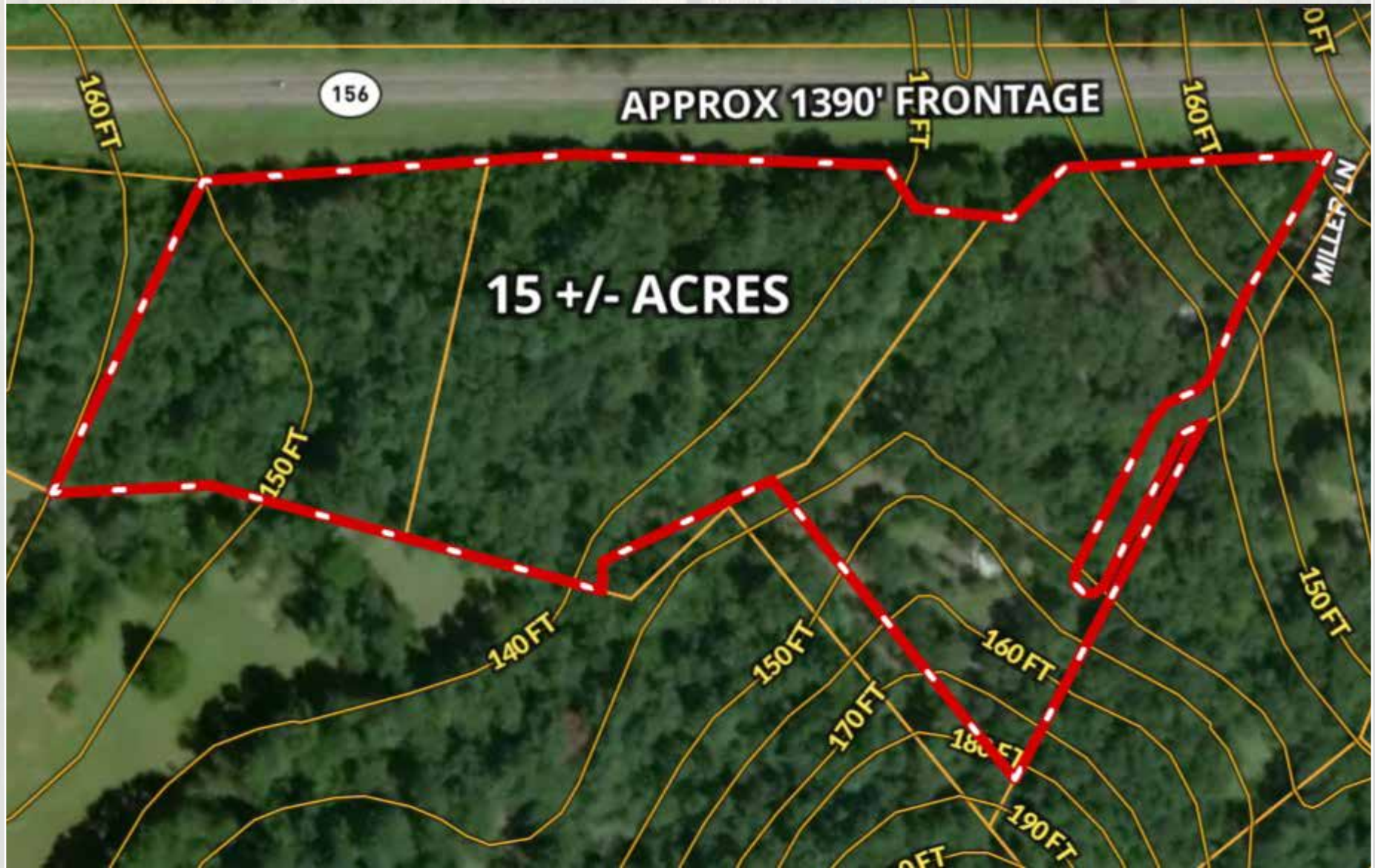


POINT BLANK AERIAL OUTLINE





POINT BLANK 15 AERIAL TOPO



An aerial photograph of a large, mostly forested area. A two-lane road with a yellow center line runs diagonally from the bottom left towards the top left. In the center of the image, there is a large, irregularly shaped area where the forest has been cleared, showing brown earth and some remaining tree stumps. The surrounding forest is dense and green. At the top center, there is a blue outline of the state of Texas with the text 'Jacobs Properties' inside it.

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LAND • LIFESTYLE • LEGACY

AMERICAN
FARM + RANCH

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