

## Offer Instructions

**4725 Chesnut Mountain Road Palo Pinto, TX 76484**

All offers MUST be accompanied by a pre-qualification letter if financing or proof of funds if cash. We will verify the Buyer's pre-qualification letter or proof of funds, so please include the appropriate contact information.

SUBMIT ALL QUESTIONS TO [jerry@jerrymoody.com](mailto:jerry@jerrymoody.com). Inquiries received after 6 pm will be addressed the following day.

Please send offers to Jerry Moody at [jerry@jerrymoody.com](mailto:jerry@jerrymoody.com).

- We advise a minimum of 1% sales price for Earnest Money.
- A survey is not provided for this listing. We advise that if a survey is required, to be purchased at the expense of the buyer.
- **Seller's Legal Name:** Michael Kagi & Petra Kagi
- **Escrow Officer:**
  - Elliott & Waldron Abstract Co
  - Jane Privitt
  - 940-325-6564
  - [jane@ewabco.com](mailto:jane@ewabco.com)
  - 403 S Oak Avenue Mineral Wells, TX 76067
- **Exclusions:** Corrals, Personal items and equipment
- **Documents Included on Transaction Desk:**
  - Proposed survey indicating 30+- Acres
  - SDN
  - On-Site Sewer Facility Information
  - Square Footage Disclaimer
  - Floor plans of the Barndo, Main House, and Quest House
- **Please ensure, NOTICES: is completed with the following information:**
  - To Seller at: 4725 Chesnut Mountain Rd. Palo Pinto, TX 76484
  - Phone: 817-825-0212
  - E-mail: [jerry@jerrymoody.com](mailto:jerry@jerrymoody.com)
  - E-mail: [mike@swissconnection.us](mailto:mike@swissconnection.us)
  - Copy to: 701 Highlander Boulevard #400, Arlington, TX 76015
- **Please ensure BROKER INFORMATION is completed with the following information:**
  - Listing Broker Firm - Keller Williams Lonestar DFW
  - License Number: 0574623
  - Listing Associate's Name: Jerry Moody, License # 0672671
  - Listing Associate's Email: [jerry@jerrymoody.com](mailto:jerry@jerrymoody.com)
  - Listing Associate's Phone: 817-825-0212
  - Licensed Supervisor of Associate: Mike Serben, License # 0673306
  - Listing Broker's Office Address: 701 Highlander Suite 400 Arlington, TX 76015