



Jacobs Properties

KOVAR RANCH

Plantersville, Grimes County, Texas

• 130± Acre Private Ranch •

AMERICAN
FARM + RANCH

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



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KOVAR RANCH

130± Acre Private Ranch | Custom Home, Guest Quarters & Extensive Improvements

Tucked away at the end of a county road, this impressive 130± acre ranch combines privacy, a thoughtfully designed residence, extensive ranch improvements, and diverse land in a setting equally suited for everyday country living, cattle, recreation, and hunting.

The approximately 4,000 square foot residence offers a spacious, well-planned layout with a 3-bedroom, 2.5-bath main living area plus an office, along with attached 2-bedroom, 1-bath guest quarters. The home is rich in architectural detail, including stone accents, coffered and cathedral ceilings, exposed beams, and durable wood-look tile flooring.

At the heart of the home is a gorgeous kitchen centered around an oversized island with abundant workspace and seating. Double ovens add convenience for entertaining and large gatherings. Multiple living and dining spaces include a breakfast area, formal dining room, formal living room, and a separate den with a wet bar. The combination of open gathering spaces and more defined rooms gives the home a comfortable flow while still providing plenty of room to spread out. A dedicated mudroom and separate laundry room add practicality for ranch life.

The outdoor living areas are designed to be enjoyed year-round. A plunge pool provides a refreshing place to unwind, while the expansive covered patio and entertainment area creates an inviting setting for gatherings, outdoor dining, or simply taking in the quiet surroundings.

Beyond the residence, the ranch is exceptionally well equipped. Improvements include a 40'x70' hay barn, an 1,800 square foot shop with additional lean-to space, and a substantial 110'x60' equipment barn offering excellent capacity for tractors, implements, trailers, hay, and ranch equip-

ment. Covered cattle working pens support livestock operations, while cross-fencing helps make the acreage functional and manageable. Dedicated RV parking and hookups provide additional flexibility and include a separate septic system, making the property well suited for visiting family, guests, or extended stays. Thoughtful details are found throughout the property — even an air-conditioned doghouse.

The land itself offers a beautiful transition from productive open ground to native habitat. Hayfields stretch across the front of the ranch, while the creek bottom is lined with large, mature trees and provides excellent cover for wildlife. The combination of open pasture, creek-bottom timber, water, and seclusion creates outstanding habitat and hunting opportunities.

Whether the goal is a working cattle operation, recreational and hunting property, a family ranch, or private country retreat, this property offers the space and infrastructure to enjoy it from day one. With a substantial residence, guest accommodations, extensive barns and shop space, livestock facilities, RV accommodations, productive hayfields, and wildlife-rich seasonal creek bottom, this is the kind of ranch where the home, land, improvements, and lifestyle truly come together.

Offered for \$4,590,000

Directions to property: From Montgomery, proceed west on Highway 105 for approximately 9 miles. Take right on CR 204, and proceed approximately 2.3 miles to the end of the road. Do not enter property without listing agent.

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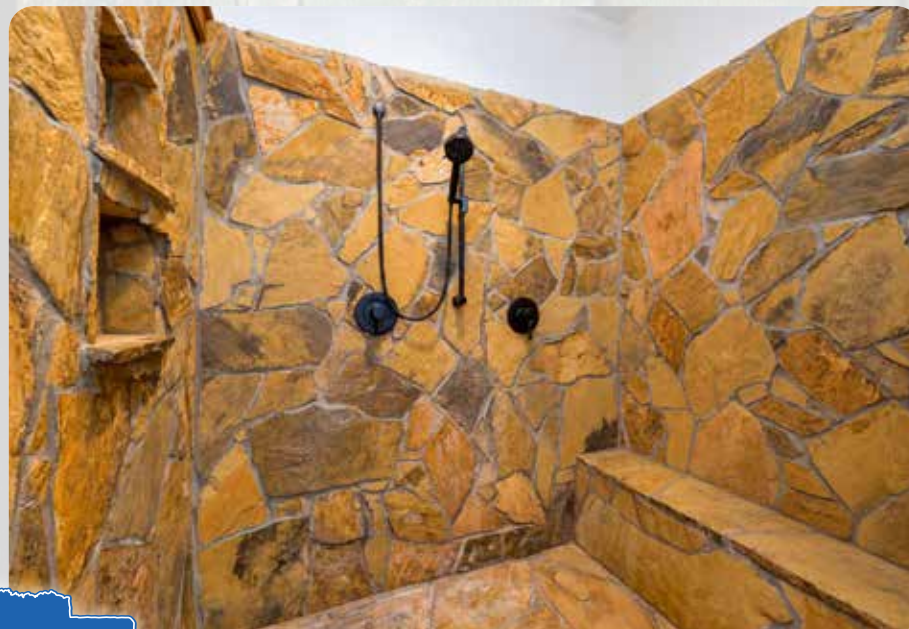
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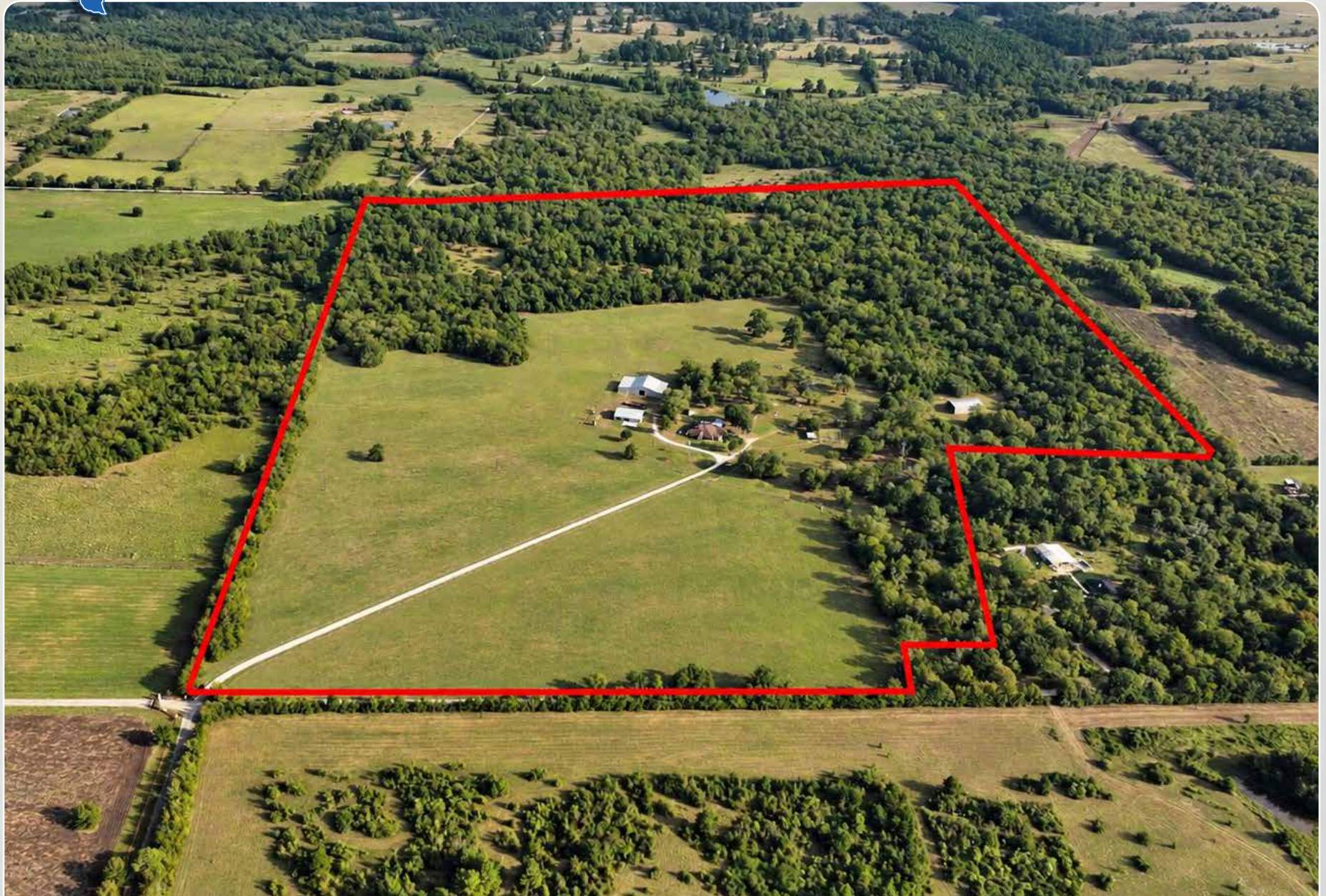


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KOVAR RANCH OUTLINE



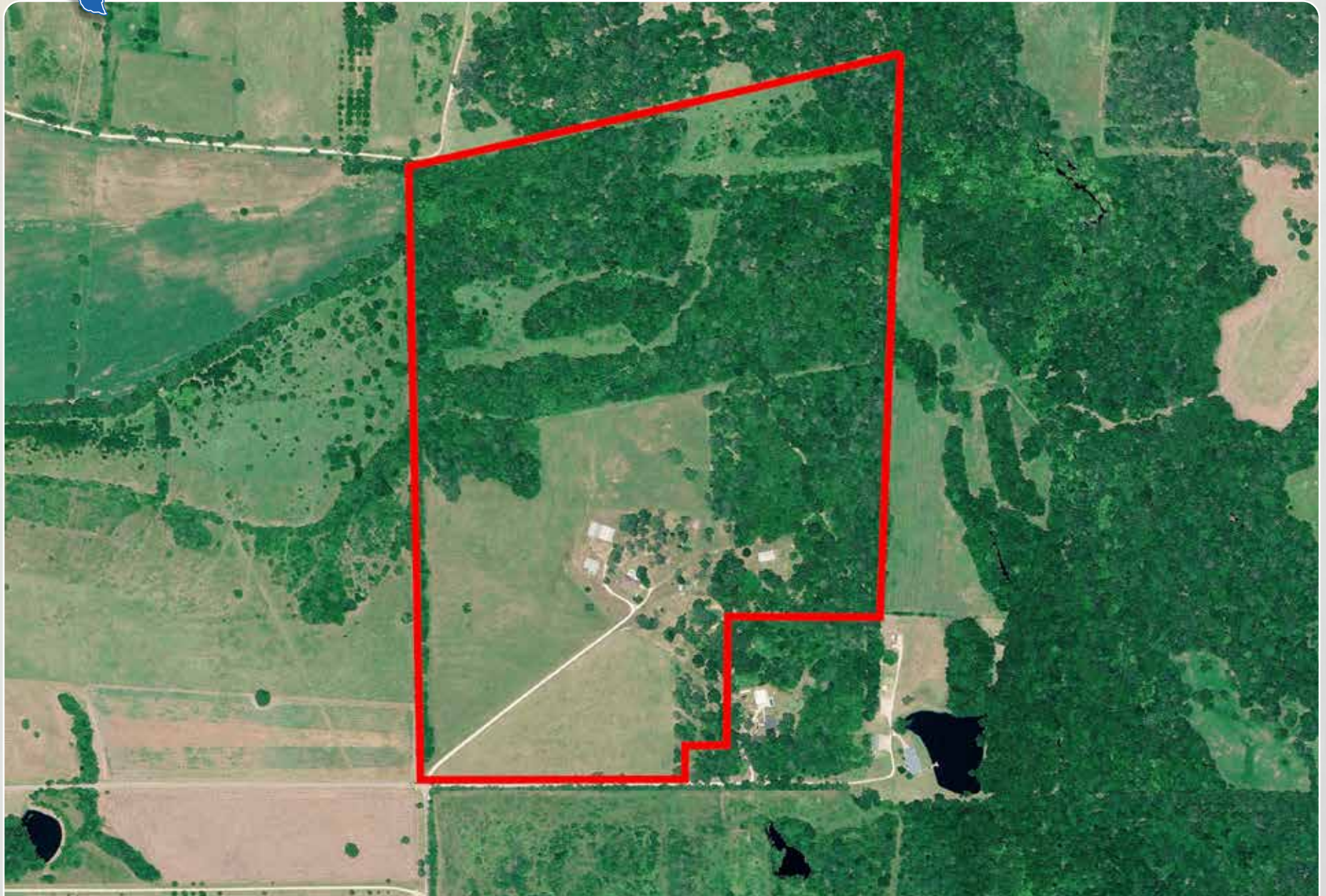


KOVAR RANCH OUTLINE





KOVAR RANCH AERIAL OUTLINE





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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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry Jacobs Sales Agent/Associate's Name	License No.	larry@txland.com Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

TAR 2501

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Larry Jacobs

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Information available at www.trec.texas.gov