
Jacobs Properties
HIDDEN FOREST
Montgomery, Montgomery County, Texas
• .5± Serene Acres in Hidden Forest Estates •
AMERICAN FARM+RANCH
Contact us: jacobsassist@gmail.com • Tel 936-597-3301 • Fax 936-597-3313 • Visit TXLand.com

Jacobs Properties

HIDDEN FOREST

Serenity and peace at its finest in Hidden Forest Estates!! Four small lots combine for over a half acre in close proximity to the Sam Houston National Forest awaiting your new home to be built. Lot recently underbrushed. Just a half mile from Lone Star Hiking Trailhead #4. Less than 10 minutes from Montgomery and Lake Conroe and the much sought after Montgomery ISD. Residents of Hidden Forest Estates enjoy a wonderful swimming pool, a low 1.6% tax rate, private stocked lake (no motorboats allowed) and neighborhood events. Water available through Aqua Texas. Buyer to verify utility connection fees, septic system requirements and all building code requirements with HOA and utility providers prior to purchase. This parcel is in sections 4-5 and deed restrictions are attached. *NOT IN A FLOOD PLAIN*

*** No mobile homes allowed in this section of HFE ***

Offered for $84,500

Directions to property:
Hwy 105/FM 149 inter. in Montgomery travel 6.1 miles and take slight right on Hidden Forest. Travel 1 mile to stop sign and take a left on Willow, which winds around and follow for .4 miles and take right on Pecan Drive. Property is 350 feet on the right.

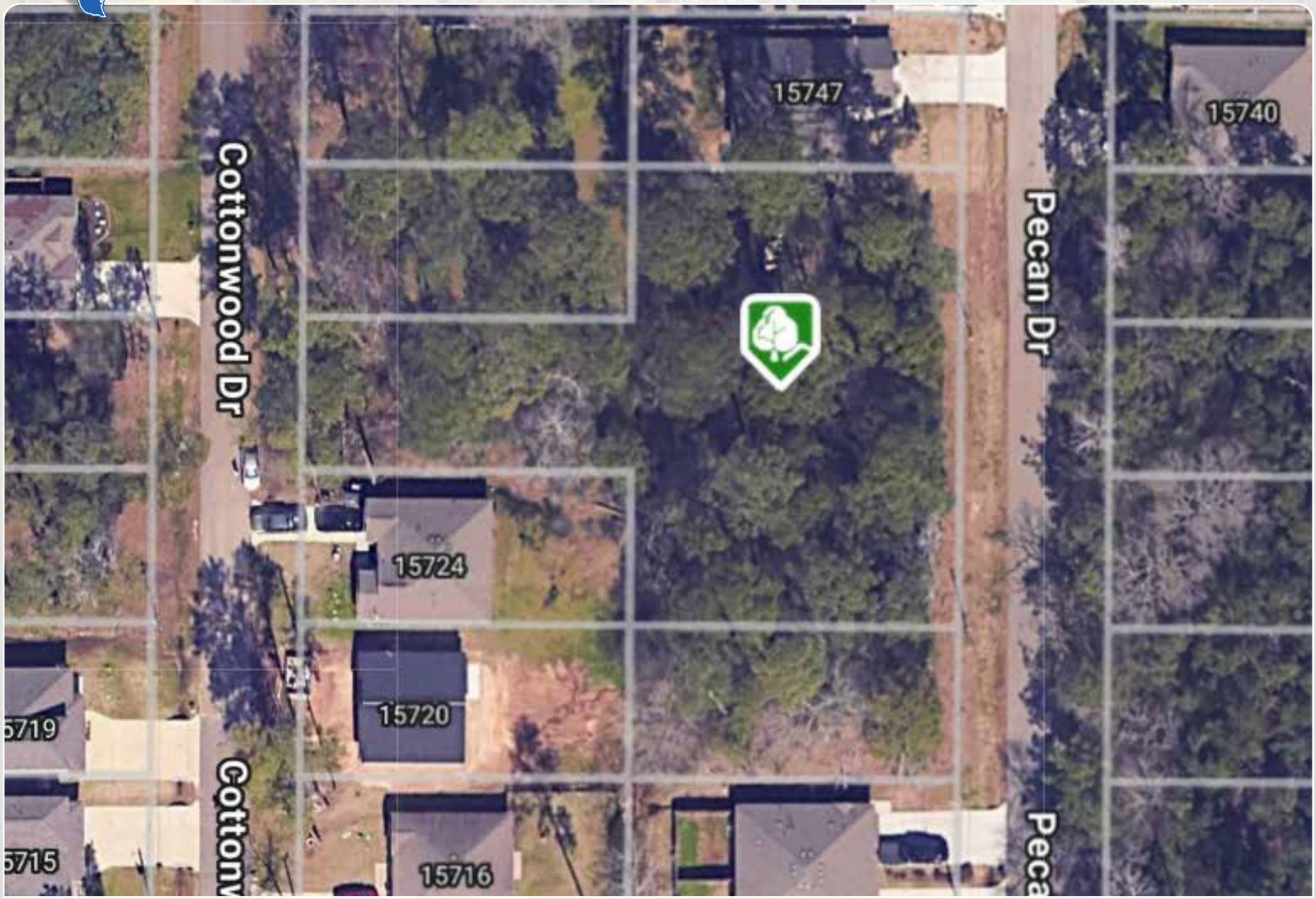


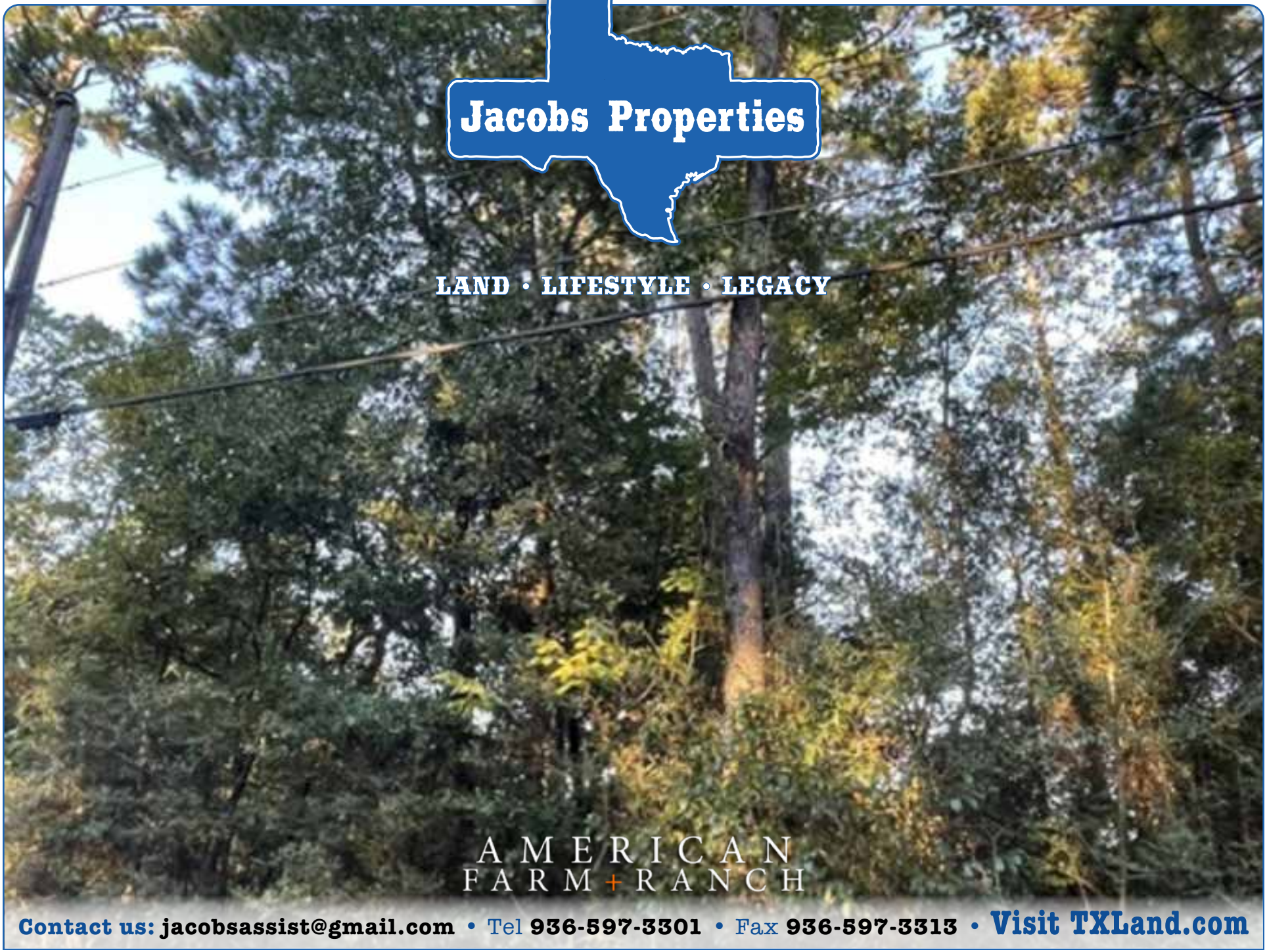
HIDDEN FOREST



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HIDDEN FOREST LOTS




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LAND · LIFESTYLE · LEGACY
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EQUAL HOUSING OPPORTUNITY

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		larry@txland.com	
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**