



**Jacobs Properties**

# BAKER RIDGE 18

Madisonville, Madison County, Texas

• 18± Acres & Home in Premier New Community •

AMERICAN  
FARM + RANCH

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



## BAKER RIDGE 18

Welcome to Baker Ridge, a premier new acreage community in the Midway/Madisonville area offering the perfect blend of peaceful country living and convenient access to I-45. This exceptional 18+ acre tract is the only property in the development featuring an existing 1,760 square foot ranch home, ready for your personal updates and vision. The rolling terrain, scattered mature trees, and scenic views create a beautiful setting for a primary residence, weekend retreat, or working ranch. Horses and cattle are welcome, providing ample space for livestock, recreation, or a hobby farm. Located just 10 minutes from Buc-ee's, this property offers the privacy and freedom of Texas ranch living while remaining close to shopping, dining, and everyday conveniences. Don't miss this unique opportunity to own the only tract in Baker Ridge with ready improvements.

**Offered for \$695,000**

*Directions to property:*

From the Buc-ee's in Madisonville take TX-21 E for 2.5 miles, then turn right onto FM 1428 for approximately 6 miles. Property will be on your left. Look for Jacobs Properties sign.

Do not enter without listing agent.



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# BAKER RIDGE ACREAGE COMMUNITY





# BAKER RIDGE 18





# BAKER RIDGE ACREAGE COMMUNITY





**Jacobs Properties**

**LAND • LIFESTYLE • LEGACY**

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

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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<br>Primary Assumed Business Name | License No. | Email                                                                  | Phone |
| Designated Broker of Firm                                            | License No. | Email                                                                  | Phone |
| Licensed Supervisor of Sales Agent/<br>Associate                     | License No. | Email                                                                  | Phone |
| <b>Larry Jacobs</b><br>Sales Agent/Associate's Name                  | License No. | <b><a href="mailto:larry@txland.com">larry@txland.com</a></b><br>Email | Phone |

|                                       |      |
|---------------------------------------|------|
| Buyer/Tenant/Seller/Landlord Initials | Date |
|---------------------------------------|------|

**Regulated by the Texas Real Estate Commission**

TAR 2501

Jacobs Properties 14372 Liberty Montgomery, TX 77356  
Larry Jacobs

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

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Phone: 936.597.3317 Fax:  
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

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