



Jacobs Properties

BALANCE RANCH

- Hidden Texas Treasure on 131 Acres •
Dale, Caldwell County, Texas



Directions to property:

Great Central Texas location, 24 miles to Bastrop, 34 miles to ABIA, 32 miles to San Marcos and 75 miles to San Antonio.

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131 acres in a tranquil country setting off the beaten path yet close to Austin (40 min) and San Antonio (65 min). The 1950 ranch home (1,800 sqft) was re-modeled in 2007 retaining original items such as hardwood floors, glass door knobs, and fireplace while adding modern features such as tankless water heater and Silestone counter-tops. The guest house(1,800 sqft), built in 2005, is handicap accessible with 2 bedrooms, 2 baths, a galley kitchen, concrete floors and wide views of the property. The land is fenced and cross-fenced; two of the three stock tanks are stocked with copper nose blue gill and largemouth bass. A working windmill pumps water to pastures and serves as back-up for the rural water system for the two homes. Two hay-pastures are planted in KN-47 Bermuda with winter rye, another pasture is primarily for dove/teal/duck; the rear is wooded with groomed trails. The shop building is divided into a woodshop and a metal shop. The barn is near the 100x150 walled arena. Gated entry is solar powered, designed to allow 53 ft trailer easy entry. This hidden Texas treasure is ready to handle horses or cattle, to offer hunting and fishing, to entertain family and friends, or allow you a quiet get-away. The name says it all: Balance Ranch.

Offered for \$1,865,000



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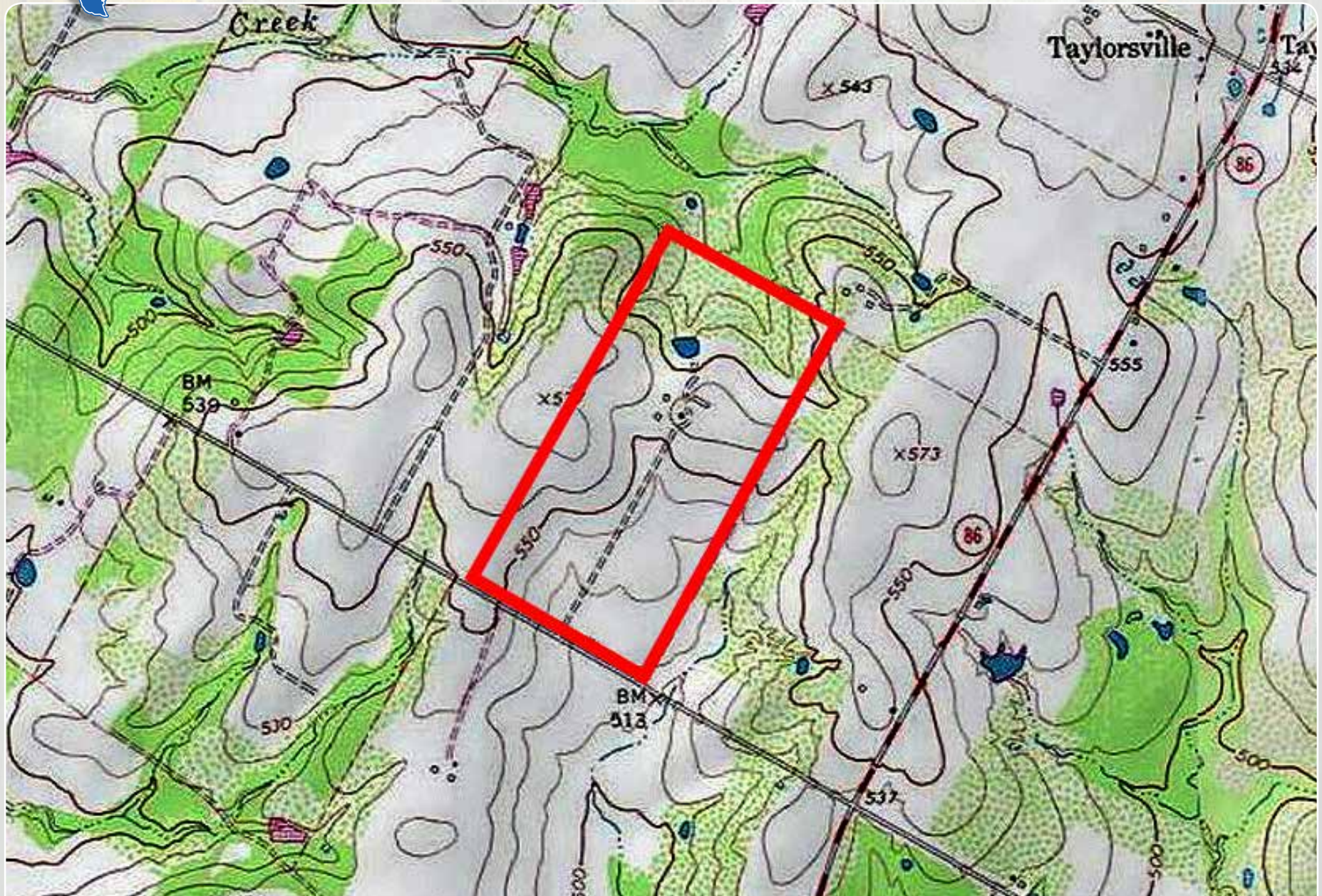




BALANCE RANCH AERIAL MAP



BALANCE RANCH TOPO MAP





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LAND • LIFESTYLE • LEGACY



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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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Information available at www.trec.texas.gov