

ELMORE

LAND COMPANY, LLC

Marshall "Bubba" Elmore
Broker ID: 386109

\$599,500

+/- 17 Acre Tract For Sale

- Wooded residential tract on FM 1097 East
- Restricted Reserve of Oakwood Ranch subdivision
- View of/access to Oakwood Ranch lake



SITE INFORMATION

- 17 acre restricted reserve of Oakwood Ranch, sec. 2
- Has frontage on/access to lake in Oakwood Ranch
- 400LF of frontage on FM 1097, densely wooded tract
- No HOA/maintenance fees
- Light restrictions including no mobile homes and no commercial businesses
- Great land and location for a homesite



ELMORE LAND COMPANY, LLC

Bubba Elmore
936-760-9484

P.O. Box 805 Willis, TX 77378
bubbaelmore@outlook.com

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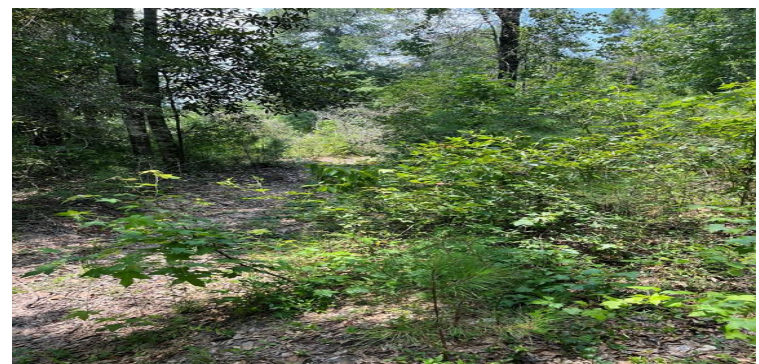
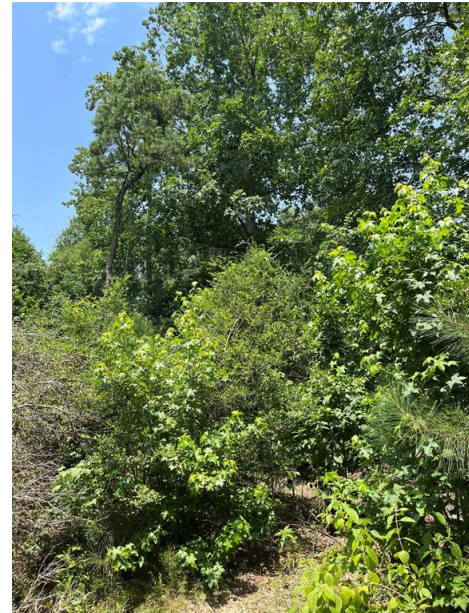
Marshall "Bubba" Elmore

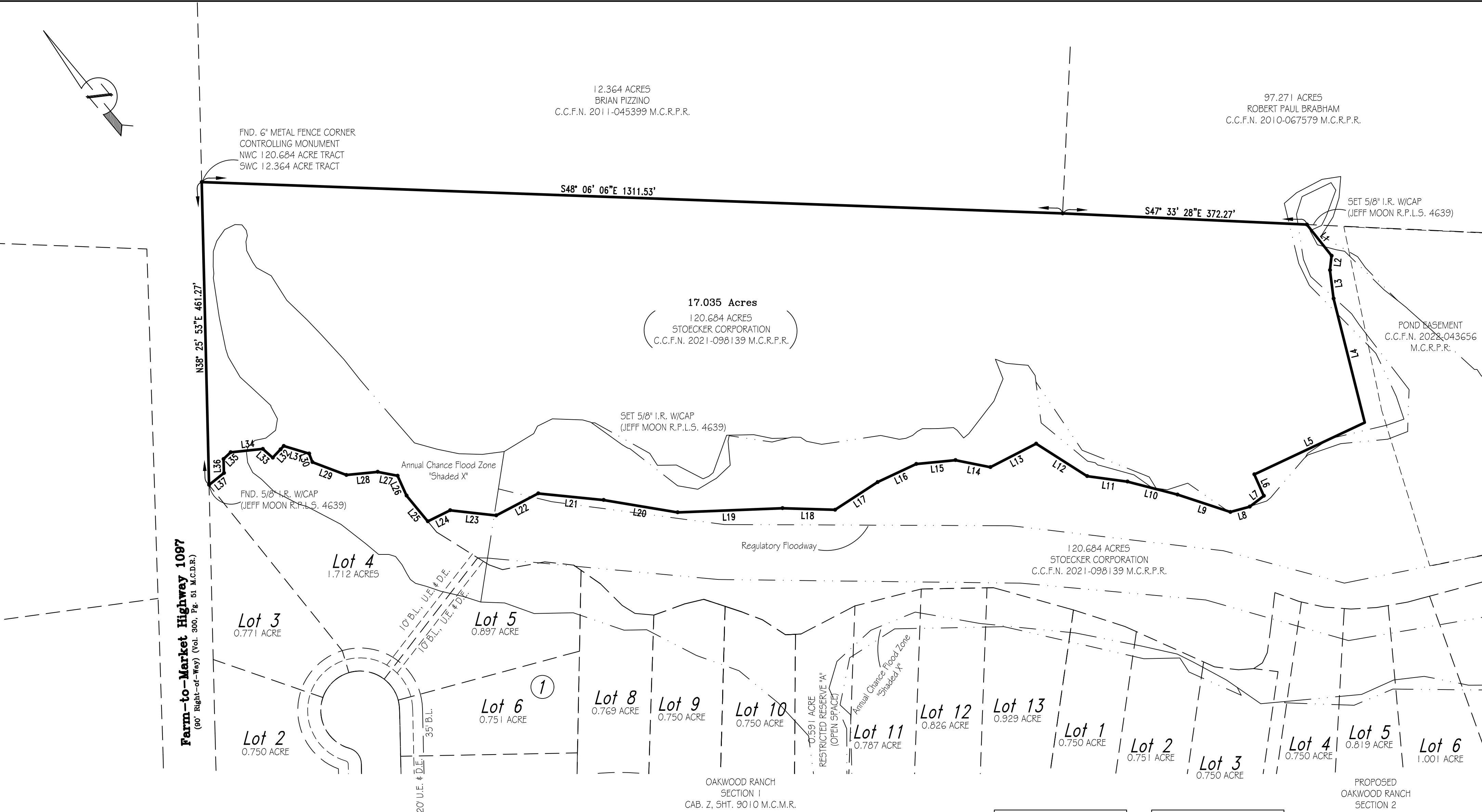
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LAND SURVEY
17.035 ACRES OF LAND
IN THE JOSE MARIA DE LA GARZA SURVEY, A-15

MONTGOMERY COUNTY, TEXAS REF: _____ MAP RECORDS
Scale: 1" = 100' Date: May 15, 2023
Address: _____

To Stoecker Corporation, Exclusively,
I hereby state that this plat is a true representation of a ground
survey made under my direct supervision.
All rights reserved Copyright 2023 Jeffrey Moon & Assoc., Inc. ©
Preliminary, this document shall not be recorded
for any purpose and shall not be used or viewed
or relied upon as a final survey document.

Taren Hanks
Registered Professional
Land Surveyor No. 6787
T.B.P.E.L.S. Firm No. 10112200

GF# _____ File # 21-B-32 JM Book L.L. Pg. _____
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
(936) 756-5266 Fax (936) 756-5281

- Notes:
- Bearings are based on the Texas State Plane Coordinate System, Texas Central Zone. (TX-83)(2002 Adj.)(FIPS 4203)
 - This plat is based, in part, on a Metes and Bounds description of even date.
 - This survey was done without the benefit of a Title Report that would reflect any Easements, Building Lines, or other Restrictions.
 - No improvements observed on subject property at the time of survey, unless otherwise noted.
 - All 5/8" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639", unless otherwise noted.

Line Table		
Line #	Direction	Length
L1	S01°24'29"W	60.58
L2	S46°11'58"W	22.08
L3	S32°38'33"W	43.53
L4	S25°41'57"W	194.67
L5	N75°21'55"W	185.73
L6	N16°03'01"E	35.64
L7	N87°50'55"W	27.01
L8	N65°26'51"W	30.65
L9	N31°58'07"W	84.66
L10	N35°37'17"W	78.70
L11	N42°29'22"W	61.95
L12	N17°44'39"W	92.10
L13	N77°22'41"W	78.27
L14	N38°49'40"W	54.25
L15	N55°43'32"W	60.01
L16	N75°21'23"W	64.83
L17	N83°12'49"W	77.35
L18	N48°27'42"W	80.09
L19	N52°27'10"W	159.76
L20	N40°43'02"W	114.34

Line Table		
Line #	Direction	Length
L21	N44°27'34"W	100.00
L22	N77°50'00"W	72.16
L23	N43°49'00"W	70.66
L24	N76°28'16"W	37.88
L25	N00°14'20"E	50.81
L26	N15°27'58"E	33.14
L27	N39°02'48"W	30.84
L28	N55°52'31"W	47.94
L29	N29°24'53"W	55.23
L30	N18°52'35"E	13.88
L31	N33°28'54"W	40.45
L32	S82°53'33"W	24.47
L33	N08°50'31"W	20.18
L34	N56°05'10"W	49.16
L35	S86°31'51"W	14.94
L36	S38°08'30"W	21.38
L37	N88°49'51"W	28.98

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

Marshall "Bubba" Elmore	0386109	bubbaelmore@outlook.com	(936) 760-9484
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Elmore Land Company, LLC			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date