

HALL AND HALL®

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Highway 79 | Marquez, Texas | \$395,000



Executive Summary

Exceptional location and opportunity for multiple uses on 42± acres of mostly open pastureland. Rural water, electricity, and a small pond provide ease of ownership and resources for future development. Approximately two acres of scattered timber, above average fences, and excellent shape for a variety of uses. With 1,460± feet of frontage on Highway 79 and just 1.4 miles north of the Highway 7 intersection in Marquez. Marquez is located at the prominent and busy intersection of Highway 79 and Highway 7 and is easy to get to from any direction on the western edge of Leon County. An exceptionally level pasture with ample highway frontage, this offering is an exciting opportunity as a home place, long-term land holding, or commercial/industrial use.





Just The Facts

- 42± acres
- Very level at approximately 410 feet above Mean Sea Level(MSL)
- Concord-Robbins rural water nearby
- One nice stock tank
- 1,460± feet of frontage on Highway 79, just over a mile north of Highway 7
- Approximately two acres of scattered oak and Yaupon timber
- Excellent and fertile sandy loam soils
- No oil or gas minerals being offered
- Excellent location for long-term land appreciation



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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.

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TEXAS

Jewett

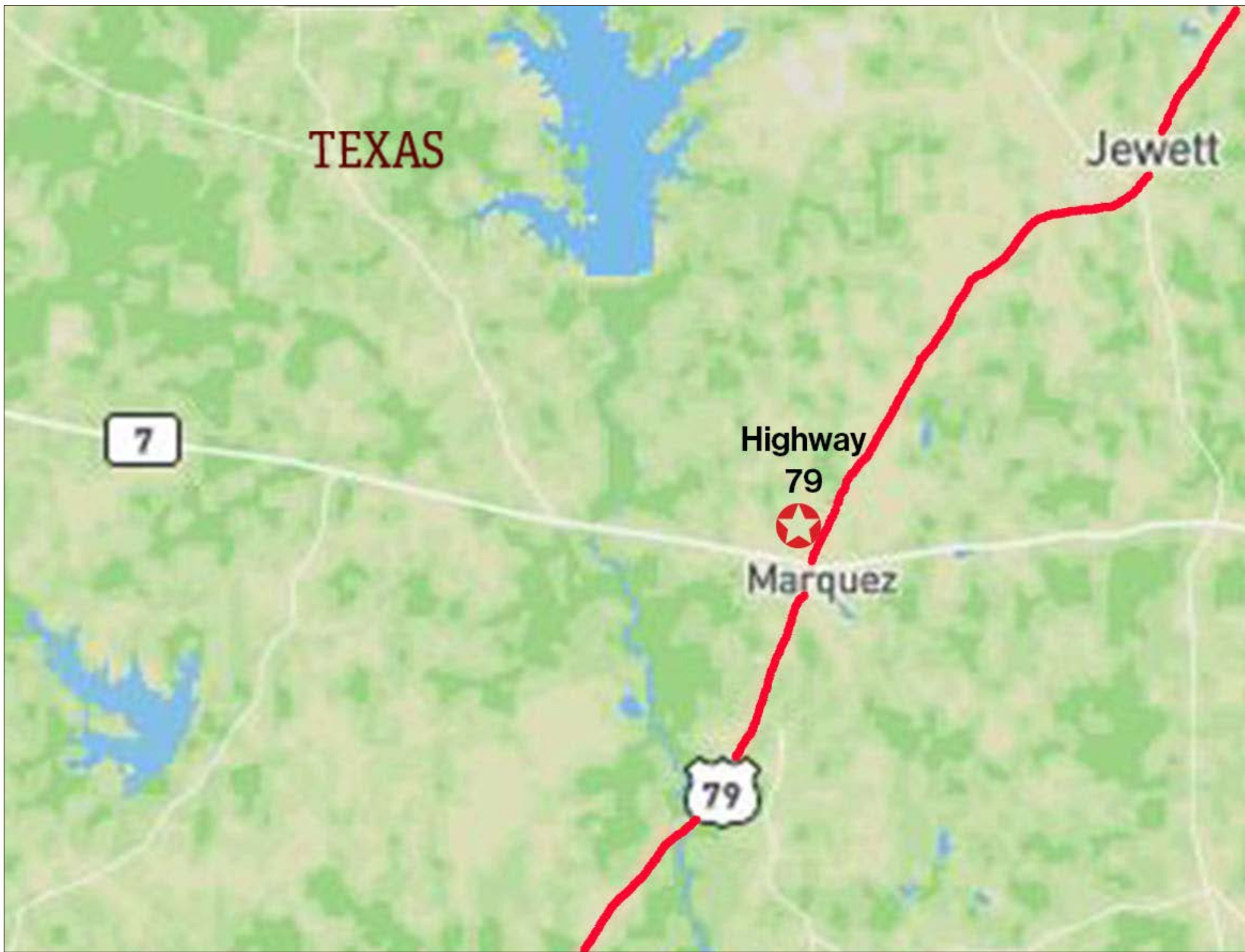
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Highway
79



Marquez

79



Highway 79

MARQUEZ, TEXAS

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MARQUEZ, TEXAS

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M/S

