

REPUBLIC RANCHES LLC

Our Legacy is in the Land

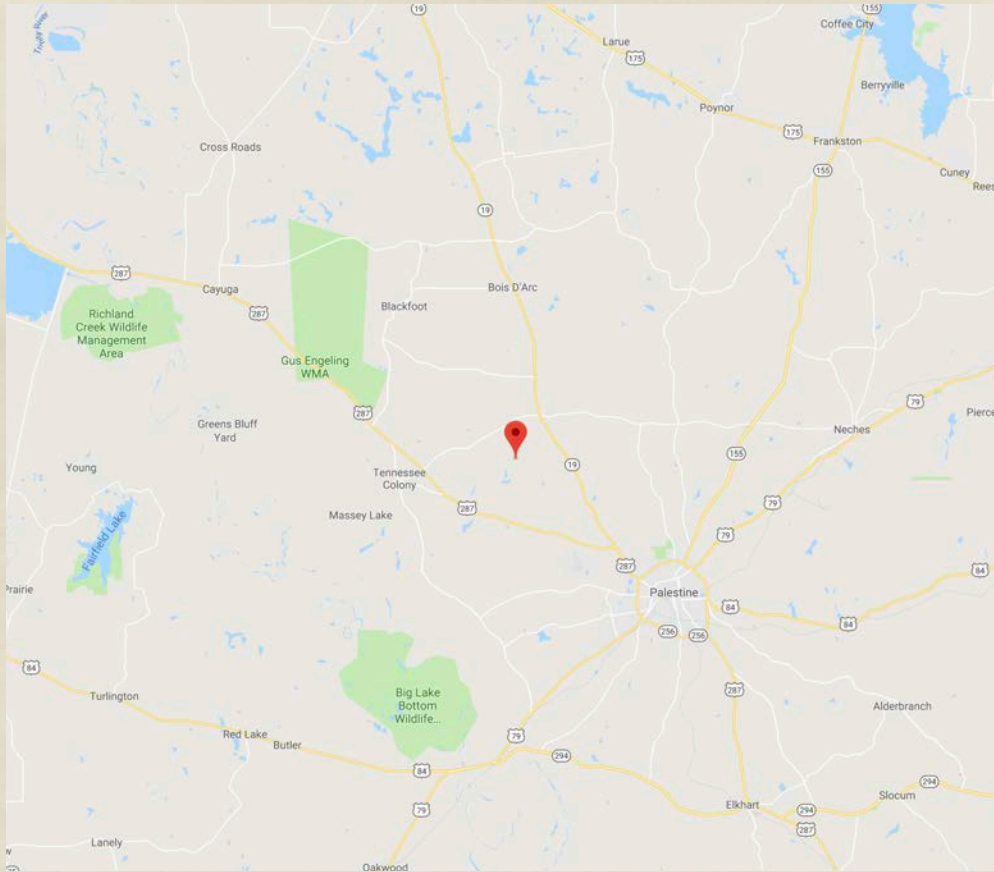
MONTALBA RETREAT

Anderson County, Montalba, TX

.75 ± Acres | \$790,000 | Shown by Appointment Only



RANCH LOCATION



The Montalba Retreat is a custom log home located among the secluded 128 acres of a private shared ownership property (The Reserve at Montalba) in central Anderson County. This home sits on one of the finest lots on the property and includes beautiful lake views. Whether a primary residence or a weekend escape this property can check all the boxes without having to purchase a large tract of land.

The Reserve is approximately 24 miles south of Athens, 8 miles north of Palestine, and just west of the small community of Montalba. The drive from Dallas is just over 1.5 hrs and less than 3 hrs from Houston. The property can be accessed from FM 2306 on the West and FM 2303 on the East. The home sits on Lot 17 located on the southern portion of The Reserve and overlooks the most southern lake on the ranch. Cedar Creek Lake is 45 minutes and Richland Chambers Lake is only 30 minutes from the property.





The Reserve at Montalba is a total of 128 acres with twenty-two 3/4 acre home lots leaving approximately 110 undivided interest acres in which owners have the privilege to hunt, fish, hike, bike, boat, and explore. The Reserve began in the early 1980s while continuing to acquire land for 30 years before starting this wooded log home community and selling the first lots in 2013. A perimeter road known as Lakeside Drive allows access to a private entry to each lot. The vision was to create a quiet community with homes that blend into the woods and to preserve the natural beauty of this area.

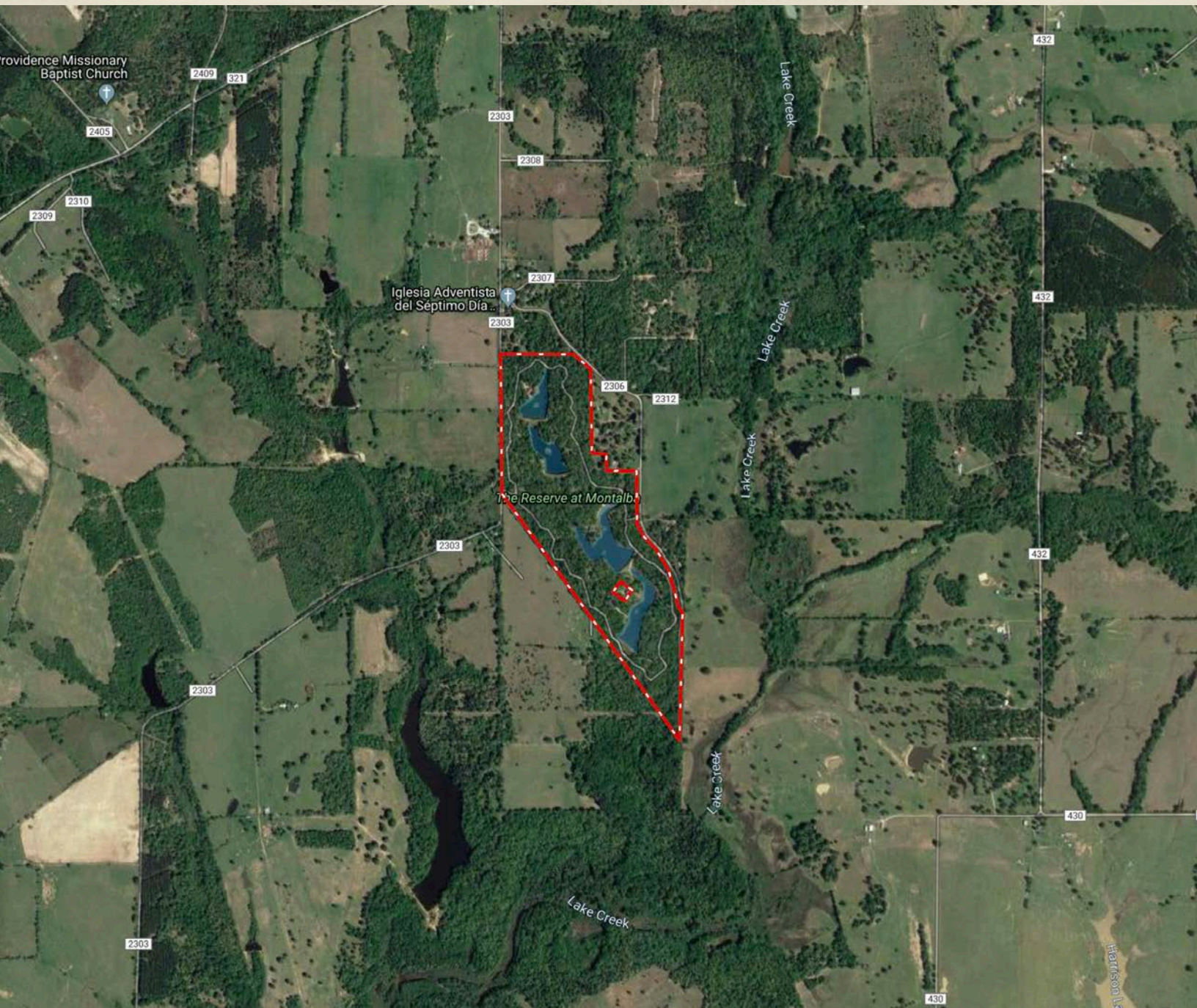




The custom log home contains 2,952 sqft of living space, 360 degree covered porch, circle drive, attached carport, detached garage, and was constructed in 2013. The home includes Samsung appliances and stained concrete counter tops with a large kitchen island. 3 bedrooms and 3.5 bathrooms with the master, master bathroom, and half bathroom downstairs and 2 guest rooms upstairs. Additional to the open concept design are large floor to ceiling windows allowing great views of the lake and the surrounding wooded landscape. The openness and large exposed beams make this home feel much larger.

The Reserve is loaded with most native wildlife and Whitetail bowhunting is permitted. Waterfowl frequent the property and each lake has an island. The Reserve has 4 fishing lakes all stocked in 2013 with forage fish and followed by Florida Bass in 2014. Channel Catfish were released in 2015.





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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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date



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