

FOR SALE

1970's Southwestern Style

617 W Royal Oaks Drive

Marlin, Falls County, TX 76661

\$125,000

For a investment offering go to: www.texasfarmandranchrealty.com



~"Stewards of Land"
A DBA of Dube's Commercial, Inc. TREC# 484723

Morgan Tindle (Agent)

254-721-9615 (mobile) 254-803-5263 (LAND)

Bob Dube (Broker)

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Property Highlights

Location – Only 1 hour 30 minutes from Austin or Dallas, and 1 hour from Bryan-College Station. 30 minutes from Waco. Address is 617 W Royal Oaks Drive Marlin, Texas

Directions – From Waco travel South on Hwy 6 for 20 miles take exit BUS Hwy 6 in Marlin. Travel for a tenth of a mile and turn right onto FM 2117. After a quarter of a mile turn left onto Watson St then Right onto Norwood St. W Royal Oaks Drive is to the left after two tenths of a mile the property is the second house on the right. Look for the Texas Farm and Ranch Realty sign.

Lot Size –17,400 sq. ft. or 0.4 acres according to the Falls County Appraisal District

Features- Built in the later 1970's (per owner) consisting of 1815 square feet (per FCAD). Home includes 3 bedrooms 2 baths and a two car garage. The home is in immaculate condition. With a large living room including a custom stone fireplace that is currently used as an electric decorative fireplace. The formal dining includes a built in all wood china cabinet. All windows throughout the house include wooden interior shutters. The kitchen includes a breakfast area with bay windows looking onto the front yard.

Improvements –Two spacious outbuildings. One used to store lawn equipment and tools and is on pier and beam. The other is used as a workshop to store gardening tools and plants. Fully fenced backyard with a gated entrance. Automatic water sprinkler system in the front and the back yard.

Utilities- Water and sewer provider is City of Marlin. Electricity is active service with TXU.

Landscaping: Mature oak as well as elm trees in the front and back yard. Small shrubbery around the front of the house. St. Augustine grass covers the front and backyard. Large rose bushes, crape myrtle, mesquite grass and a variety of fruit trees decorate the back yard. Along with a garden area used for herbs and vegetables.

Current Use – Privately owned. Used for personal residence.

Easements – An Abstract of Title to be performed to determine any easements that may exist

Showings - By appointment only. Buyers who are represented by an agent/broker must have their agent/broker present at all showings.

Presented At: \$125,000.00 or \$68.87 per square foot



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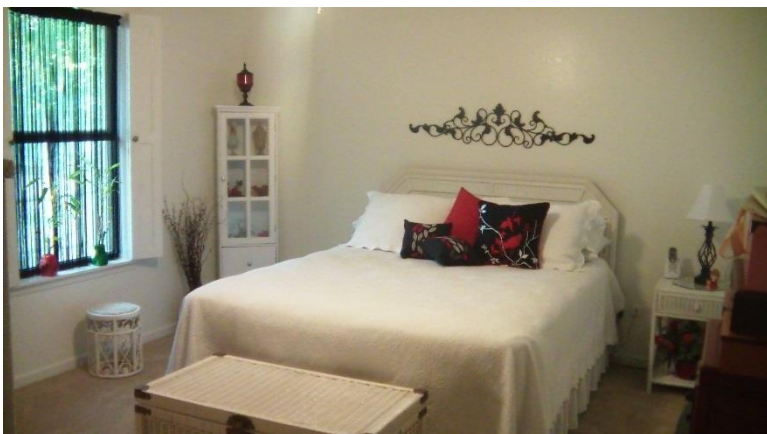
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Information About Brokerage Services

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.

Buyers who are represented by an agent/broker must have their agent/broker actively involved and present at all showings to participate in any co-broker commissions.

<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@dubescmercial.com</u>	<u>(512) 671-8008</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubescmercial.com</u>	<u>(512) 671-8008</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubescmercial.com</u>	<u>(284) 803-5263</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Morgan Tindle</u>	<u>644820</u>	<u>morgan@texasfarmandranchrealt</u>	<u>(254) 803-5263</u>
Sales Agent/Associate's Name	License No.	y.com Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

ABS 1-0

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