

SPECIALTY PROPERTY FOR SALE

17008 FM 344 W, FLINT, TX



This spacious, single-story home features 6,700 SF, on 12.2 acres with 4BR/6 Bath, 2nd master suite, 3-gas fireplaces, fully loaded chef's kitchen, outdoor commercial kitchen and entertainment area with pool. Other amenities include an ice machine, wet bar, sound system, vaulted ceilings with ceiling fans, propane gas & stoves, and five (5) air conditioning units (electric / gas).

Find out more about this listing at www.BCPTX.com

Highlights:

- Approximately ¾ Mile of Water frontage
- Gated Entrance w/Concrete Drive
- Covered, Single Stall Boat House w/ living area.
- 1,200 SF Apartment
- 50'x80' Garage w/Car Lift
- 24'x80' Bus Barn
- 40'x80' Shop with 1,500 SF Office
- 40'x35' Storage Building
- Approximate 1,000 SF Covered Patio
- 35 KW Diesel Generator
- Aerobic Septic System
- Sales price includes most furnishings & personal items

Sale - \$4,600,000



(903) 530-0955 (m)



mwhatley@bcptx.com

BURNS COMMERCIAL PROPERTIES

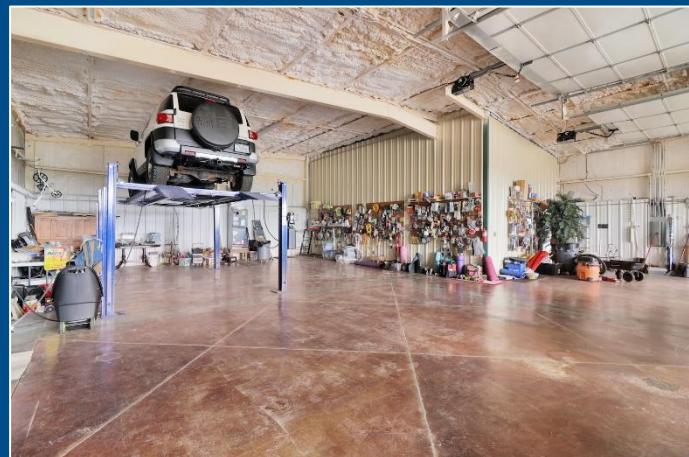
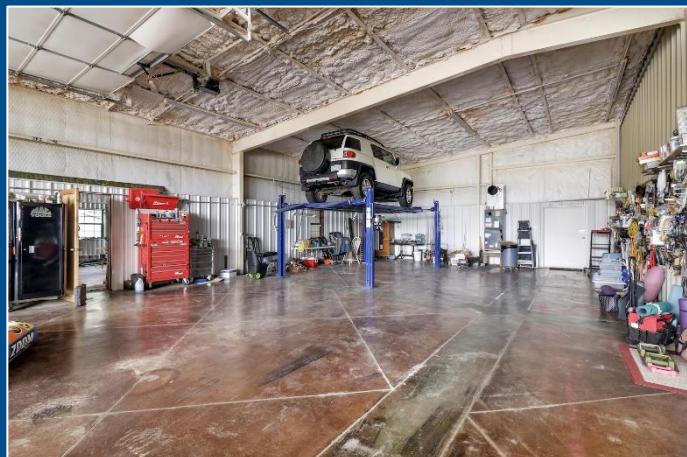
INTERIOR PHOTOS



EXTERIOR PHOTOS



ADDITIONAL STRUCTURES INCLUDED IN SALE:



SURVEY

PLAT OF SURVEY FOR

TROY G. SMART

SHOWING BENTWOOD BAY SUBDIVISION
RECORDED IN CABINET C, SLIDE 29-A,
PART OF THE PEDRO E. BEAN LEAGUE, A-2,
SMITH COUNTY, TEXAS

160 0 100 200 300
GRAPHIC SCALE - FEET

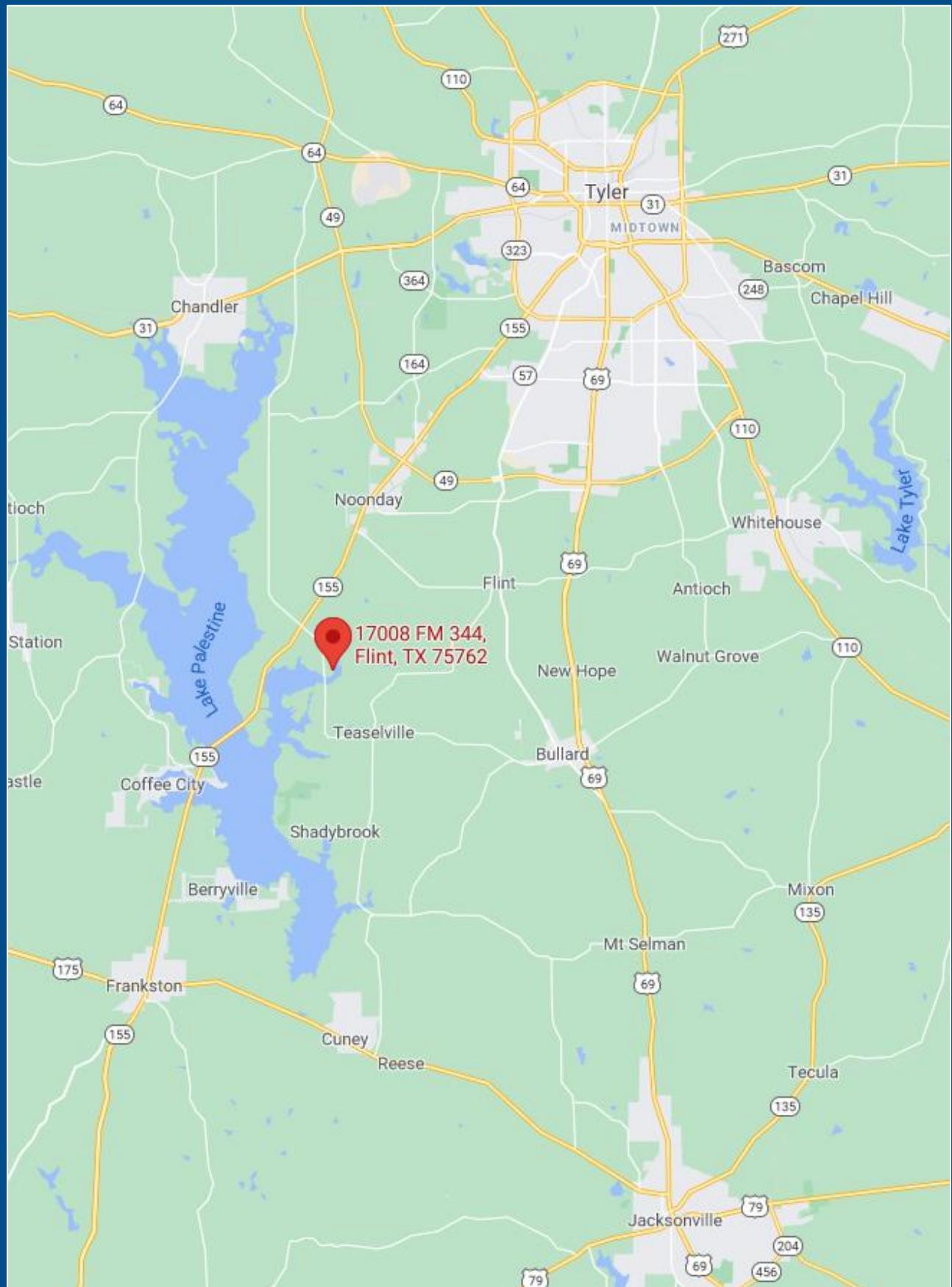
JCA

JOHN COWAN & ASSOCIATES, INC.

1600 CR 175, PLATTSBURGH, NY 12301
PH (518) 561-2226 FAX (518) 561-2227
E-MAIL: JCACONTRACTING@COMCAST.NET

PLAT	SECTION	TRACT	LOT	ACRES
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LOCATION





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 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.

BURNS COMMERCIAL PROPERTIES, LLC	592818	(903) 534-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email
MARK WHATLEY	423898	mwhatley@burns-commercial.com
Designated Broker of Firm	License No.	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email
Sales Agent/Associate's Name	License No.	Phone
Buyer/Tenant/Seller/Landlord Initials	Date	