

# Sacred Ground

The Trinity River is a special part of Texas. This is an essential place at the head of Lake Livingston, a sportsman's dream. This 206 +/- acres has been held in reserve for development for decades and is now available for a ranch, private resort or whatever the visionary can conceive. Beautiful hill studded with mature oaks, pines and more. Come out and visualize.

849 Tara Drive, Trinity, Texas      \$3,750,000.00



**\*10 minute boat ride to Lake Livingston**

**\*Boat Ramp**

**\*Stocked Pond**

**\*Nearly 1/2 mile of river front acreage**

**\*Commercial or Residential**

**\*Unrestricted**

## Water Source

Water is available thru Trinity Rural Water Supply.

## Vegetation/Terrain

Beautiful hard wood trees covering property.

## Wildlife

Plenty of fishing, boating, bow hunting.

## Location

5 miles from Trinity  
25 miles from Huntsville  
57 miles from The Woodlands  
88 miles from Houston  
186 miles from Dallas

## Schools

Lansberry Elementary  
Trinity Middle School  
Trinity High School

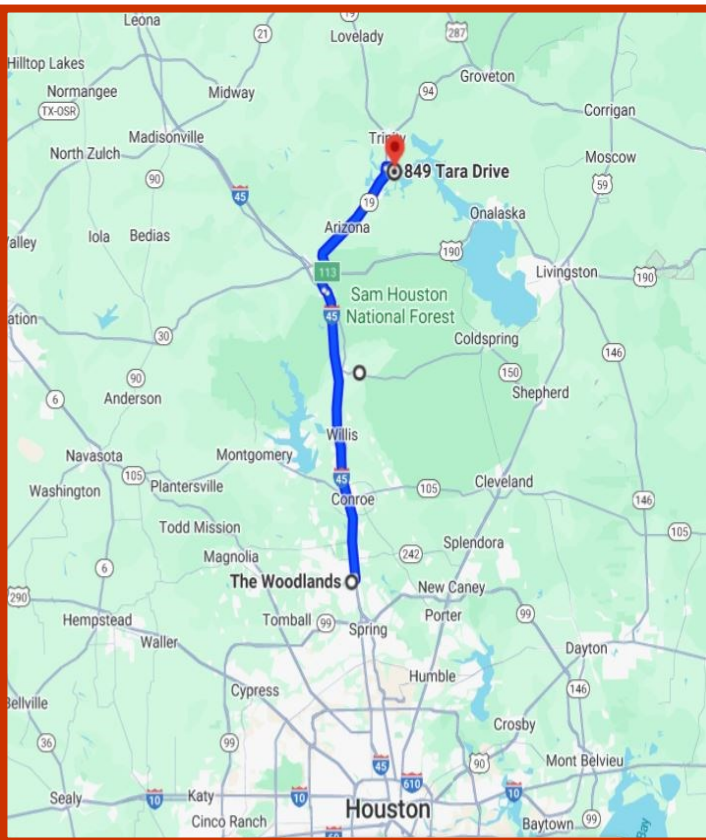
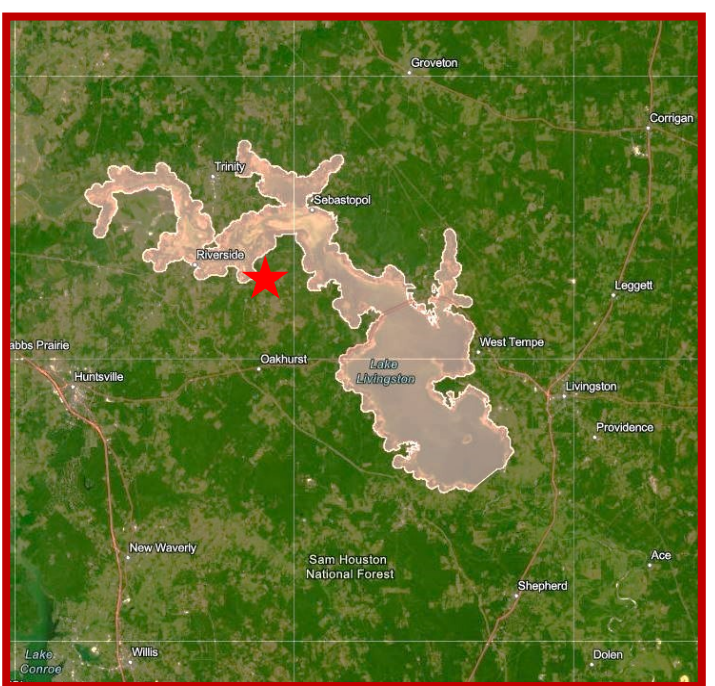
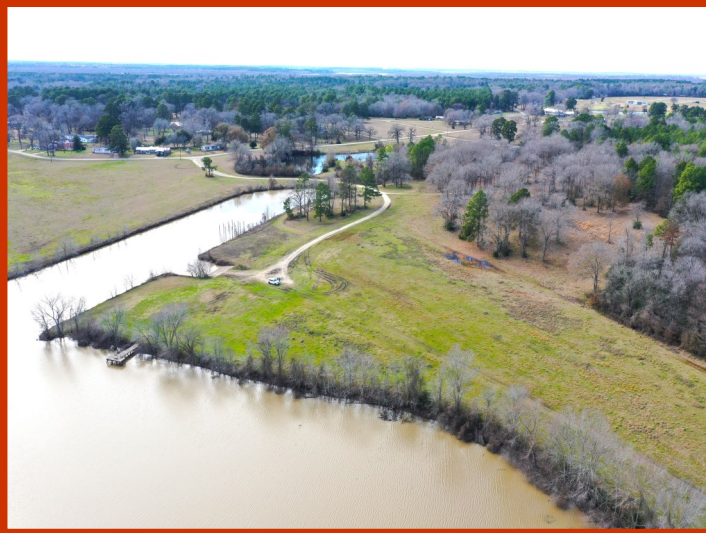


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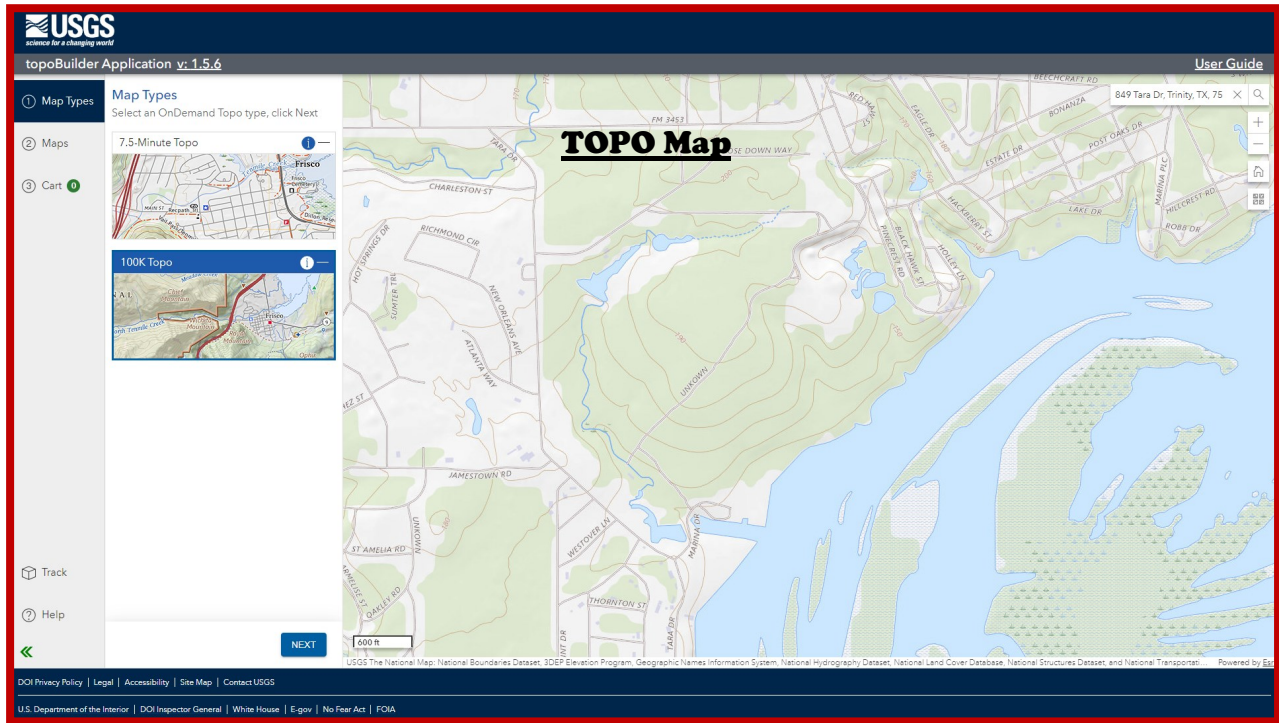
936-291-7552

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## School Information

### Trinity ISD

Trinity, TX

Accountability rating (2021-2022)

**C**

Total students

**1,159**

Avg. teacher experience

**8.2 years**

Statewide: 11.1 years

Four-year graduation rate

**91.1%**

Statewide: 90%

**Trinity ISD** is a school district in **Trinity, TX**. As of the **2021-2022** school year, it had **1,159 students**. **47.9%** of students were considered at risk of dropping out of school. **9%** of students were enrolled in bilingual and English language learning programs.

The school received an accountability rating of **C** for the **2021-2022** school year.

In the Class of 2021, **91.1%** of students received their high school diplomas on time or earlier. The dropout rate for students in grades 9-12 was **1%** during the **2020-2021** school year.

The average SAT score at Trinity ISD was **959** for **2020-2021** graduates.

As of the **2021-2022** school year, an average teacher's salary was **\$50,531**, which is **\$8,356 less** than the state average. On average, teachers had **8.2 years** of experience.

## Places of Interest

Sam Houston State University

Texas Department of Criminal Justice

Trinity River Authority

Lake Conroe

Whispering Pines Golf Club

Sam Houston National Forest

Angelina Forest

Lake Livingston

Sam Rayburn Reservoir

Lake Estate Golf Course

## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Bius Investments, Inc.</b>	<b>329700</b>	<b>info@bnbtex.com</b>	<b>(936)291-7552</b>
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Buyer/Tenant/Seller/Landlord Initials

Date

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