



**936-291-7552**

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# The Reserve at Timberwilde

A beautiful place to call home



Owner's Appointed Agent and Representative

**B&B PROPERTIES**

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# PROPERTY OVERVIEW



## SUMMARY

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Experience the unmatched serenity of estate living at The Reserve at Timberwilde, the final release of available land within Timberwilde's storied landscape. Originally preserved as a private woodland ranch by the developer, The Reserve offers thoughtfully curated 1-5 acre homesites set among lush woods and scenic hilltops.

Located just three miles west of Huntsville, Texas, Timberwilde balances fine country living with the convenience of proximity to the vibrant, college charm of Huntsville. As a restricted development, Timberwilde ensures that the beauty, privacy, and standards of the community remain intact, fostering a peaceful yet connected lifestyle.

Backed by Caliber Investment Corporation and its president, Ben Bius, Timberwilde reflects the dedication to quality and vision set forth by its original developer, W.D. York. Every homesite within Timberwilde is a testament to exceptional estate living, offering residents a natural refuge and countryside tranquility that feels far removed yet is just moments from town.

Discover The Reserves: Timberwilde's Crown Jewel

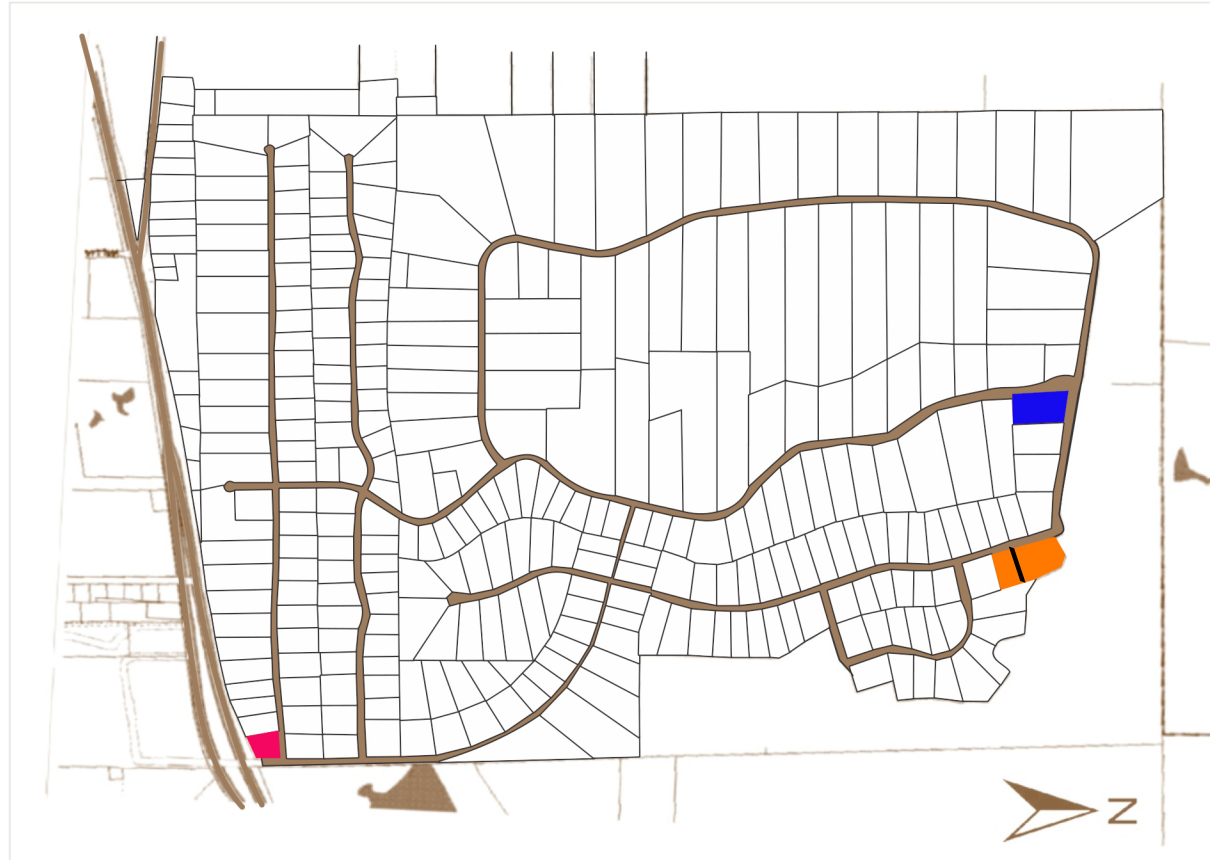
The Reserve at Timberwilde stands as the last opportunity to join this unique estate community. These parcels, once the developer's personal retreat, represent the pinnacle of Timberwilde's natural beauty, with rolling woodlands, upland meadows, and an enduring sense of place.

Embrace the opportunity to live a beautiful life in this remarkable landscape, just as it was intended.

Seize the day. Discover The Reserve at Timberwilde.

# PROPERTY OVERVIEW

Lot	Acres	Sales Price	Lot Description
1A Autumn Way	1.05	\$105,000	TIMBERWILDE - SEC 1, LOT 101A, ACRES 1.05, OUT OF RESERVE A1
Sec 2 B2 L1	2.43	\$230,850	TIMBERWILDE THE RESERVE SECT 2, BLOCK 2, LOT 1, ACRES 2.43
Sec 2 B5 L1	1.10	\$110,000	TIMBERWILDE THE RESERVE SECT 2, BLOCK 5, LOT 1, ACRES 1.10
Sec 2 B5 L1 (will divide)	2.29	\$229,000	TIMBERWILDE THE RESERVE SECT 2, BLOCK 5, LOT 1, ACRES 2.29



# PROPERTY OVERVIEW

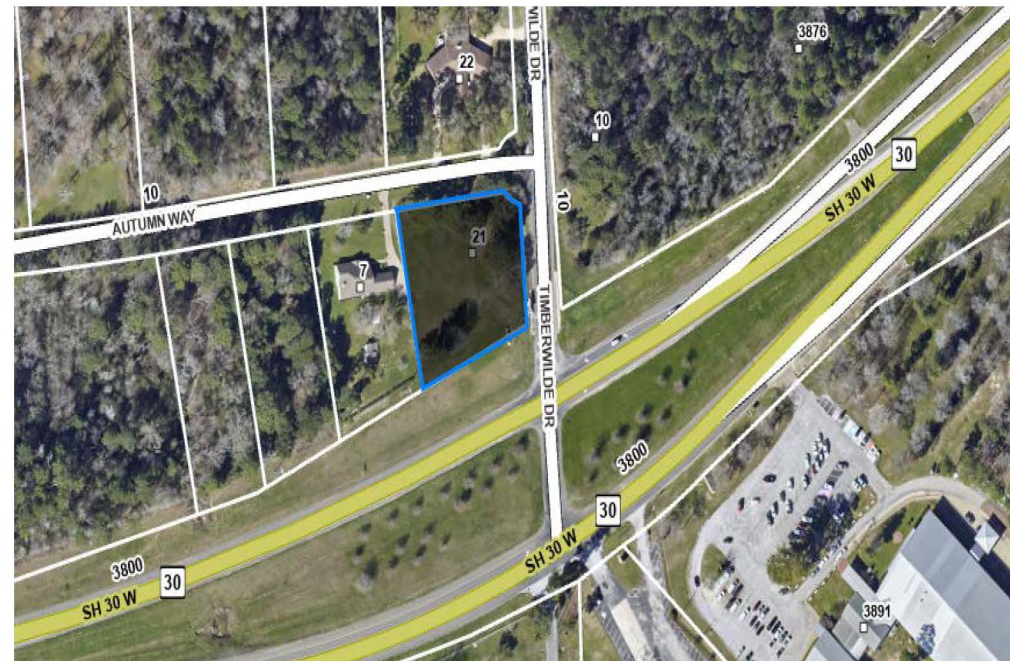
## PROPERTY INFORMATION

### Purchase Offering: \$105,000

- **Property ID: 37505**
- **Legal Acreage: 1.05**
- **Utilities Included:** City Water, City Sewer, Electric (provided by Entergy), and high-speed Fiber Internet
- **Prime Location:** Just 3 miles west of Huntsville, TX, blending country living with town convenience
- **School District:** Huntsville ISD
- **Restrictions:** Deed Restrictions



See Survey





# PROPERTY OVERVIEW

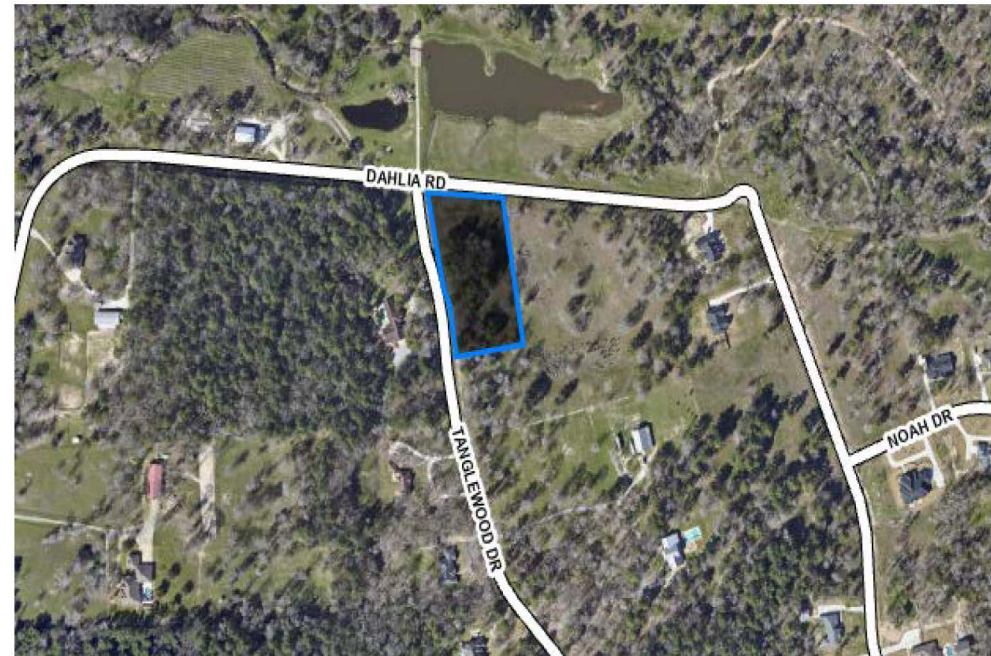
## PROPERTY INFORMATION

### Purchase Offering: \$230,850

- **Property ID: 57430**
- **Legal Acreage: 2.43**
- **Utilities Included:** City Water, City Sewer, Electric (provided by Entergy), and high-speed Fiber Internet
- **Prime Location:** Just 3 miles west of Huntsville, TX, blending country living with town convenience
- **School District:** Huntsville ISD
- **Restrictions:** Deed Restrictions



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# PROPERTY OVERVIEW

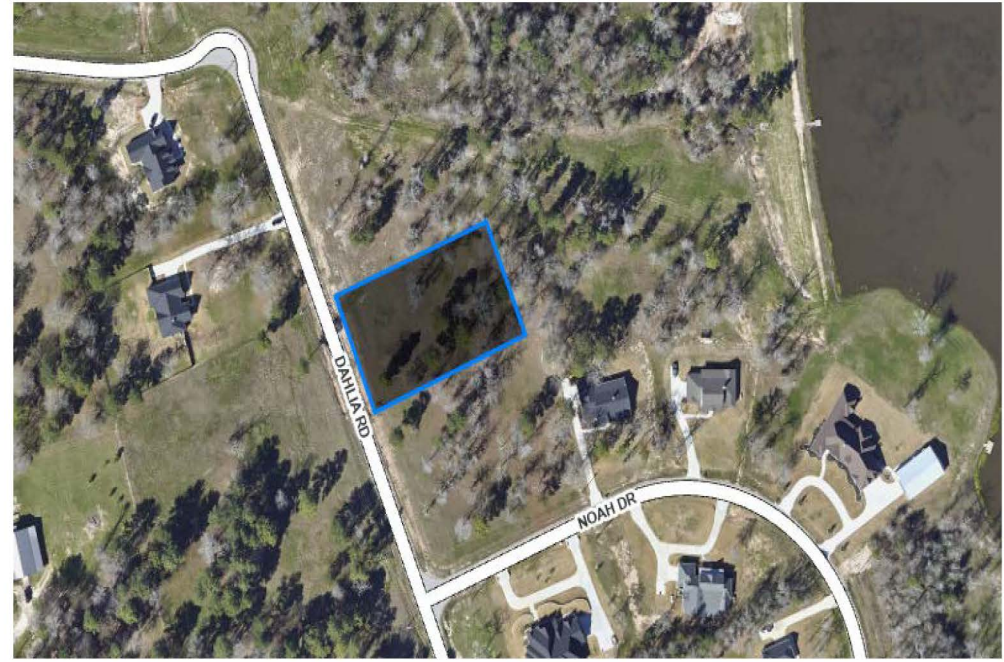
## PROPERTY INFORMATION

### Purchase Offering: \$110,000

- **Property ID:** 66621
- **Legal Acreage:** 1.10
- **Utilities Included:** City Water, City Sewer, Electric (provided by Entergy), and high-speed Fiber Internet
- **Prime Location:** Just 3 miles west of Huntsville, TX, blending country living with town convenience
- **School District:** Huntsville ISD
- **Restrictions:** Deed Restrictions



See Survey





# PROPERTY OVERVIEW

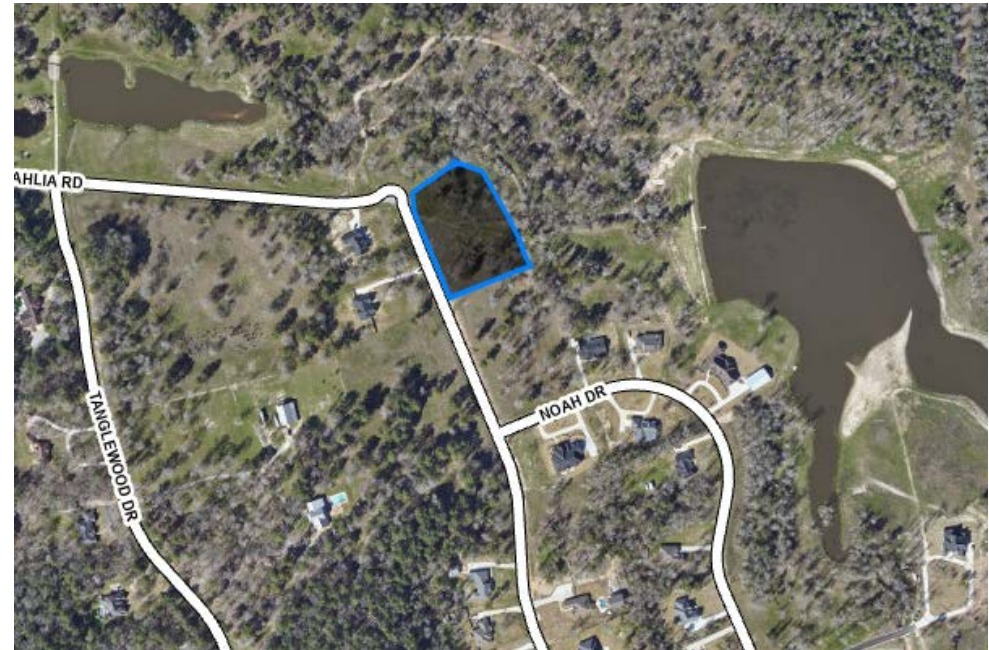
## PROPERTY INFORMATION

### Purchase Offering: \$229,000 (will divide)

- **Property ID: 66621**
- **Legal Acreage: 2.29**
- **Utilities Included:** City Water, City Sewer, Electric (provided by Entergy), and high-speed Fiber Internet
- **Prime Location:** Just 3 miles west of Huntsville, TX, blending country living with town convenience
- **School District:** Huntsville ISD
- **Restrictions:** Deed Restrictions



See Survey





# MAP





# CONTACT US TODAY

FOR MORE INFORMATION PLEASE CONTACT



## Ben Bius

Principal Broker

**cell:** 936-661-3605

**Office:** 936-291-7552

**Email:** benbius@bnbtx.com



## Caleb Shaver

Realtor

**cell:** 936-577-9013

**Office:** 936-291-7552

**Email:** caleb@bnbtx.com



## Daniel Bius

Realtor

**cell:** 936-661-7437

**Office:** 936-291-7552

**Email:** danielbius@bnbtx.com



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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 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>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Ben Bius</b>	<b>266125</b>	<b>benbius@bnbtex.com</b>	<b>(936)291-7552</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_