



Offer Submission Checklist

Property Address: 8394 Highway 77 South, La Grange, Texas 78945

Legal Description: ABS A182 F C S L, 12.058 ACRES, NO BLDGS OR M H

We appreciate your attention to detail and we request the following when preparing your documents:

- **TREC Form:** Farm & Ranch Contract
- **Seller Name(s):** Samuel Cenicerros & Yolanda Corona
- **Paragraph 5:**
 - 5A – Scout Title & Abstract – Victoria Hailey – (979) 777-5467
 - Address: 895 William D. Fitch Pkwy Ste 200, College Station, TX 77845
 - Earnest Money: 1.0% of Sales Price
 - Option Fee: \$100 for up to 7 days. Contact if longer option period is desired.
- **Paragraph 6:**
 - 6A – Seller’s Expense – Scout Title & Abstract; “shortages in area” amendment at Buyer’s expense.
 - 6C – Seller has provided survey. Buyer to procure new survey at their expense, if needed.
- **Page 9:**
 - Listing Broker: AG3 Properties
 - License Number: 9014374
 - Listing Associate’s Name: Clayton Watson
 - License Number: 643498
 - Email Address: clayton@ag3tx.com
 - Phone: (979) 777-6561
 - Office Address: 7273 Riverside Parkway, Suite 5104, Bryan, TX 77807
- **Submit the following documents with all offers:**
 - Prequalification letter or proof of funds for purchase
 - Notice from Fayette County Groundwater Conservation District signed by Buyer

Please email all offer documents as PDF to clayton@ag3tx.com.

General Reminder for All Offers: Buyer or Buyer’s agent should verify all municipal zoning, school attendance zones, property taxes, HOA/deed restrictions, lot sizes, square footage of improvements, and utility availability applicable to the subject property.



7273 RIVERSIDE PARKWAY
SUITE 5104
BRYAN, TEXAS 77807

979.777.6561 **MAIN**
WWW.AG3TX.COM