



Offer Submission Checklist

Property Address: Tract 1 or Tract 2, FM 934, Itasca, TX 76055

Legal Description: 26.24± Acres out of J RUSHING A-786 TR 2 52.48 AC

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

- **TREC Form:** Farm & Ranch Contract
- **Seller Name(s):** Casie M Wiginton
- **Paragraph 2:**
 - 2E. All cattle equipment will be retained by current Tenant.
- **Paragraph 5:**
 - 5A – Home Abstract & Title – Kristy Kyle – (254) 753-2466
 - Address: 500 N. Valley Mills Dr., Suite 111, Waco TX 76710
 - 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 – Home Abstract & Title
- **Page 10:**
 - 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 Prairielands 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