



## **Showing Instructions / Notice to Agents / Disclaimer**

### **Showing Instructions**

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [info@mockranches.com](mailto:info@mockranches.com) or 512-275-6625 for showing information. All appointments must be made with the listing broker and require notice before showings.

### **Notice to Buyer's Agents:**

Buyer agents must make first contact and be present for all showings in order to qualify for a full commission. If this condition is not met, buyer agent's fee participation will be at the sole discretion of the Listing Broker and its associates.

### **Disclaimers:**

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to

the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.