

## **OFFER INSTRUCTIONS**

**Thank you for showing the property — we appreciate it!**

Please review the following instructions carefully when submitting an offer.

**Property Address:** 267 Hidden Acres Trail, Pottsboro, Texas 75076

**Grayson County Parcel #:** 108443

**Listing Price:** \$670,080.00

**MLS #:** 210478005

### **Seller Information:**

**Seller Name:** Girl Scouts of Northeast Texas, Texas non-profit organization

**Seller Representative:** Jennifer Bartkowski, CEO

**Seller Address:** 6001 Summerside Drive, Dallas, Texas 75252

**Seller Email:** jbartkowski@gsnetx.org

### **Listing Agent Information:**

**Brokerage:** Keller Williams Real Estate

**KW License #:** 0535327

**Listing Agent:** Wendy Johnson, Broker Associate

**License #:** 0621035

**Agent Office Address:** 2701 Sunset Ridge Drive, #109, Rockwall, Texas 75032

**Office Phone:** 972-772-7000

**Direct Phone:** 972-757-9383

**Email:** wendy@platlandgroup.com

## **OFFER SUBMISSION REQUIREMENTS**

All offers must be submitted with the following documents and information:

1. **Executed TREC One to Four Family Residential Contract (Resale)**
2. **Signed Seller's Disclosure Notice**
3. **Signed Information About On-Site Sewer Facility**
4. **Proof of Funds** (Required for all cash offers or pre-approval letter for financed offers)
5. **Title Company: Truly Title, 25 Noble Court, Heath, Texas (469) 656-5420**
6. **Acknowledgement of the following attachments:**
  - ABC Home Inspection Report dated March 25, 2025 (Attached)
  - Turpin Septic Service Maintenance Agreement (Attached)

**Property Information:**

- **Property Address:** 267 Hidden Acres Trail, Pottsboro, TX 75076
- **County:** Grayson
- **Parcel #:** 108443
- **Agricultural Exemption:** None
- **Survey:** No new survey will be provided by the Seller. Buyer must purchase a new survey if required by title or lender.
- **Property Condition:** Property is being sold "As Is"

**Buyer's Agent Commission:**

**3.00%**

**Additional Notes:**

- Submit all offers via email to Listing Agent: **wendy@platlandgroup.com**
- Please include all required documents in **PDF format**
- Incomplete offers will not be considered
- Offers will be presented as received; seller reserves the right to accept the offer of their choosing

**Showings and Questions:**

Please direct all showing requests and inquiries to:

**Wendy Johnson**

Keller Williams Real Estate

Phone: 972-757-9383

Email: wendy@platlandgroup.com

Thank you