



## 6.5 acres near Burton, TX, \$117,000-south Christian Cemetery Rd.

Looking for small acreage near Lake Somerville in beautiful Washington County? Here's a great opportunity with a 6.5ac tract just north of historical Burton and a mere 15 minutes from Brenham. Situated in the peaceful community known as Rehburg where properties seldom come on the market. Property has open views, native grasses and several nice home sites. Majestic oak tree sits at the back corner. Perfect for your weekend or full-time residence. Adjoining 6.5 acres available for purchase. For more information call listing broker Susan Kiel at 979-251-4078 or email at [burton@marketrealty.com](mailto:burton@marketrealty.com).

*Brought to you by:*



Susan S. Kiel  
Market Realty, Inc  
615 N Main St.  
Burton, TX 77835  
Office: 979-289-2159  
Cell: 979-251-4078  
[burton@marketrealty.com](mailto:burton@marketrealty.com)  
[www.marketrealty.com](http://www.marketrealty.com)



The information contained herein, while obtained from sources deemed reliable, is not warranted by MARKET REALTY, INC.

Christian  
Cemetery Road  
(county maintained  
public road)

N 17°03'15" E  
524.22'

Point in  
road

Set 1/2"  
Iron Rod

(36.87')

S 69°42'10" E 978.87'

6.5 Ac.  
(under fence)

James Zorn  
Called 74.66 Ac.  
1490/0403 O.R.W.C.

(cm)  
Found 1/2"  
Iron Rod at  
fence corner

Point in  
road

(33.96')

Set 1/2"  
Iron Rod

6.5 Ac.  
(under fence)

S 61°13'36" E 1000.41'

S 16°51'44" W 672.05'  
BASIS OF BEARING LINE


Michael Zorn  
Called 81.74 Ac.  
1490/0403 O.R.W.C.

(cm)  
Found 1/2"  
Iron Rod

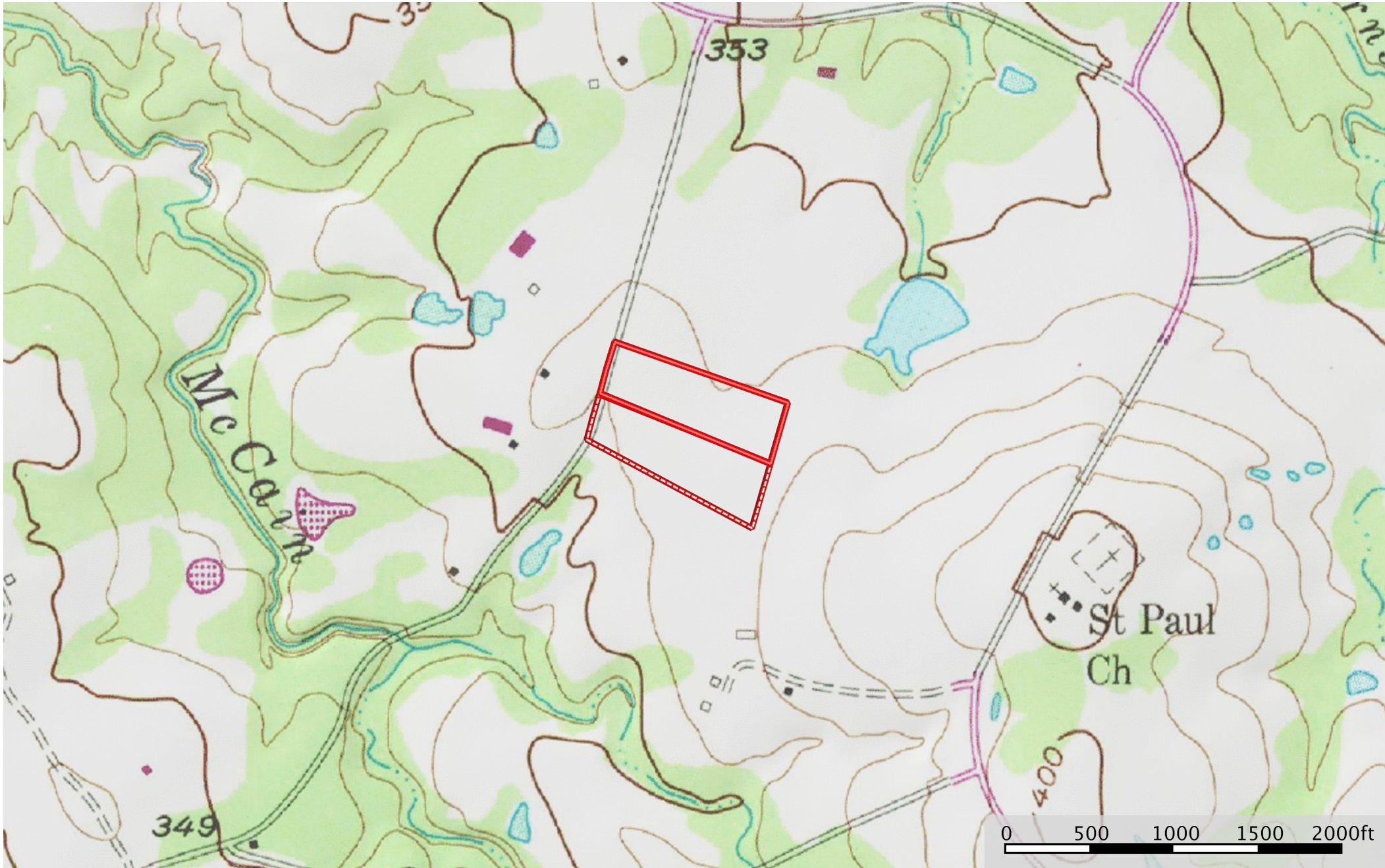






 Boundary  Boundary





 Boundary  Boundary

### Restrictions

1. No commercial operations shall be permitted upon any tract or part thereof.
2. Land must be used for agricultural or residential purposes only.
3. No mobile homes.
4. No swine or poultry farms.
5. No part of the hereinabove described property shall be used as a junkyard, wrecking yard, derelict car, truck or vehicle lot, or trailer park. No abandoned or junked cars, tractors or other vehicles are to be permitted on the property.
6. No tract may be re-subdivided less than 2 acres.
7. No structure, home, barns, sheds and storage buildings may be constructed on said premises nearer than 25 feet from the front property line or rear property line adjacent to a public road or nearer than 10 feet from any side property line.
8. No more than one (1) head of livestock per  $\frac{3}{4}$  of an acre, or cow-calf unit per acre, shall be kept and/or placed on the lands herein conveyed. No swine or poultry brood operations shall be kept or permitted on the premises, except those being used for 4-H or FFA projects.
9. The above covenants are to run with the land and shall be binding upon all parties or persons claiming under grantees, and grantees' heirs, successors and assigns, until January 1, 2032 after which time said covenants shall be automatically extended for successive periods of five (5) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

10. The foregoing covenants, restrictions and conditions are to run with each and all tracts and shall be binding upon each and all owners of each and every tract, their heirs, successors, and assigns.
11. Enforcement of the foregoing covenants, restrictions and conditions shall be by proceedings at law or in equity against any person or entity violating any of the covenants, restrictions or conditions, either to restrain said violation and/or to recover damages.

Buyers\_\_\_\_\_

Seller\_\_\_\_\_



# Information About Brokerage Services

11-2-2015

*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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

<u>Market Realty, Inc</u>	<u>462379</u>	<u>agents@marketrealty.com</u>	<u>(979) 836-9600</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Roger D. Chambers</u>	<u>355843</u>	<u>appraisals@marketrealty.com</u>	<u>(979) 830-7708</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Roger D. Chambers</u>	<u>355843</u>	<u>appraisals@marketrealty.com</u>	<u>(979) 830-7708</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Susan S. Kiel</u>	<u>558624</u>	<u>burton@marketrealty.com</u>	<u>(979) 251-4078</u>
Sales Agent/Associate's Name	License No.	Email	Phone



Buyer/Tenant/Seller/Landlord Initials

9/19/2016

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

Market Realty, Inc. PO Box 101 Burton, TX 77833  
Susan Kiel

Phone: (979)289-2159

Fax: (979)289-2159

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IABS Susan

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