

**DBL REAL ESTATE
1702 E MAIN ST
MADISONVILLE, TX 77864
(936) 348-9977 PH/(936) 348-9979 FAX**



3294 HWY 75, MADISONVILLE, 77864

Gen. Prop. Description: Metal Bldg w/ Living Qtrs, Shop & Storage & 8.55 AC Fenced w/ pond

Road Frontage: Highway – Asphalt

School District: Madisonville CISD

Water/Sewer: Water Well/Septic System

2014 Tax Information: \$1,403.01 (no exemptions)

List Price: \$250,000

Buyer's Agents Welcome, but Must Accompany Client from Initial Showing Forward to Participate in Principal Broker's Commission. DBL Real Estate Strives to represent all properties accurately but DBL Real Estate does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us. Though all information presented is believed to be reliable we do not guarantee the reliability of any information given. Buyer should independently verify all information.



Country Homes/Acreage

ML #: 61386311

Status: **A** LP: \$250,000

County: **Madison** Tax Acc #: 36684

SP/ACR: LP/ACR: \$
\$0.00 29239.77

Area: **62 -
Madison County** Location: **122 - Other
Counties in Texas**

Sec #: KM: 999Z

Addr: **3294 Hwy 75**



City: Zip: 77864-
Madisonville

Sub: **None**

State: **Texas** Country:
United States

Listing Firm: **DBL Real Estate**

Also for
Lease: **No** Miles:

Mkt Area: **Other** Legal: **A-87, Richard Duglas, TR 27-1, 8.55 AC**

SqFt:
741/Appraisal House: **Yes**
District

Year Built: **2002/Appraisal**
District

SchDist: **99 -
Other**

Elem: **Madisonville**

Middle: High:
MadisonvilleMadisonville

**SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD
INDEPENDENTLY VERIFY.**

General, Property, Utilities and Additional Information

Style: **Other Style**
Main Dwell Extr: **Aluminum**
Acreage: **5 Up to 10 Acres**
Road Surface: **Asphalt**
Road Front: **State Highway**
Topography: **Level**
Land Use: **Horses Allowed, Leisure Ranch, Mobile Home Allowed, Other, Unrestricted**
Improve: **Fenced, Pastures**
Energy:
Green/Energy Certifications:

Stories:
Main Dwell Type:
Acres: **8.55**

New Construction: **No/**
Apprx Comp:
Lot Dim:

Bedrooms: **2/**
FB/HB: **1/**
Garage: **0/**
Carport: **/**
Gar/Car **Workshop**

Waterfront Features:
Access: **Driveway Gate**
Show: **Appointment Required**

Mineral Rights:

Access/Lockbox:

Lot Desc:

Dir: **From I-45N @ Madisonville - Exit #142, turn L on Hwy 21W & go 2 mi, turn R on Hwy 75N & go 3 mi, property on R, sign posted.**

Physical Property Description - Public: **Madisonville UNRESTRICTED 8.55 Acres located on Hwy 75 with long, blacktop road frontage. Land is fenced & includes pond, rock pad, water well & septic system. Metal building located on the property is 40X60 on slab, built 2001, with 741 SF of living quarters (per CAD). Metal building also has shop area with roll up doors & built in cabinets. Asking \$250,000**

Living: **22X16**

Dining: 1st Bed: **11X11**

4th Bed:

Extra Rm:

Den:

Kitchen: 2nd Bed: **8X9**

5th Bed:

Study/Library:

GameRm:

Breakfast: 3rd Bed:

Sep Ice Mkr:

Cmpctr:

Micro:

Dishwshr: Dispsl:

Prvt Pool: **No/**

Area Pool:

Oven: **Electric Oven**

Range: **Electric Range** Fireplace: **/**

Frnt Door Faces:

Util Rm:

Connect: **Electric Dryer Connections, Washer Connections**

Foundation: **Slab**

Bedrooms: **All Bedrooms
Down**

Mstr Bath:

Heat: **Central Electric**

Rooms: **1 Living Area, Kitchen/Dining Combo**

Interior:

Flooring: **Carpet, Vinyl** Countertops:

Cool: **Central Electric**

Spcl Condt: **No Special
Conditions**

Defects: **No Known Defects**

Water/Swr: **Septic Tank, Well**

Disclosures: **Sellers Disclosure**

Occupant:

Exclusions:

Maint Fee: **No/\$**

Taxes w/o Exemptions/Yr: **\$1,403/2014**

Tax Rate:

Financing Available: **Cash Sale, Conventional**

3294 Hwy 75

MLS#: 61386311

List Price: \$250,000



Metal bldg w/ 741 SF living space, plus shop w/roll up doors



Driveway from Hwy 75 to metal building



Utilities



Kitchen



Living room w/ view of kitchen



Bedroom



Full bath



2nd Bedroom



Shop on slab floor, upper level storage & built in cabinetry



Rock pad



Rock pad



Pond



Septic System



Hwy 75 frontage

*Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: Don Hatcher

Map Title



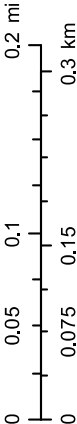
DBL Disclaimer:
Measurements are
approximated.

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

February 17, 2015

☐ Abstracts

1:6,508



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

Madison County Appraisal District & BIS Consulting - www.bisconsultants.com
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APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

10-23-2013

SELLER'S DISCLOSURE OF PROPERTY CONDITION

CONCERNING THE PROPERTY AT

3294 HWY 75 NMADISONVILLE

(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☐ is ☒ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? NEVER

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<u>u</u> Range	<u>u</u> Oven	<u>u</u> Microwave
<u>u</u> Dishwasher	<u>u</u> Trash Compactor	<u>u</u> Disposal
<u>u</u> Washer/Dryer Hookups	<u>u</u> Window Screens	<u>u</u> Rain Gutters
<u>u</u> Security System	<u>u</u> Fire Detection Equipment	<u>u</u> Intercom System
	<u>u</u> Smoke Detector	
	<u>u</u> Smoke Detector-Hearing Impaired	
	<u>u</u> Carbon Monoxide Alarm	
	<u>u</u> Emergency Escape Ladder(s)	
<u>u</u> TV Antenna	<u>u</u> Cable TV Wiring	<u>u</u> Satellite Dish
<u>u</u> Ceiling Fan(s)	<u>u</u> Attic Fan(s)	<u>u</u> Exhaust Fan(s)
<u>u</u> Central A/C	<u>u</u> Central Heating	<u>u</u> Wall/Window Air Conditioning
<u>u</u> Plumbing System	<u>u</u> Septic System	<u>u</u> Public Sewer System
<u>u</u> Patio/Decking	<u>u</u> Outdoor Grill	<u>u</u> Fences
<u>u</u> Pool	<u>u</u> Sauna	<u>u</u> Spa _____ Hot Tub
<u>u</u> Pool Equipment	<u>u</u> Pool Heater	<u>u</u> Automatic Lawn Sprinkler System
<u>u</u> Fireplace(s) & Chimney (Woodburning)		<u>u</u> Fireplace(s) & Chimney (Mock)
<u>u</u> Natural Gas Lines		<u>u</u> Gas Fixtures
<u>u</u> Liquid Propane Gas:	<u>u</u> LP Community (Captive)	<u>u</u> LP on Property
Garage: <u>u</u> Attached	<u>u</u> Not Attached	<u>u</u> Carport
Garage Door Opener(s):	<u>u</u> Electronic	<u>u</u> Control(s)
Water Heater:	<u>u</u> Gas	<u>u</u> Electric
Water Supply: <u>u</u> City	<u>u</u> Well <u>u</u> MUD	<u>u</u> Co-op
Roof Type: <u>u</u> <u>UNKNOWN</u>	Age: _____	(approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? ☐ Yes ☐ No ☒ Unknown. If yes, then describe. (Attach additional sheets if necessary): _____

TREC No. OP-H

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? ☐ Yes ☐ No ☒ Unknown. If the answer to this question is no or unknown, explain. (Attach additional sheets if necessary): unknown

* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Interior Walls	<u>N</u> Ceilings	<u>N</u> Floors
<u>N</u> Exterior Walls	<u>N</u> Doors	<u>N</u> Windows
<u>N</u> Roof	<u>N</u> Foundation/Slab(s)	<u>N</u> Sidewalks
<u>N</u> Walls/Fences	<u>N</u> Driveways	<u>N</u> Intercom System
<u>N</u> Plumbing Sewers/Septics	<u>N</u> Electrical Systems	<u>N</u> Lighting Fixtures
<u>N</u> Other Structural Components (Describe): _____		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Active Termites (includes wood destroying insects)	<u>N</u> Previous Structural or Roof Repair
<u>N</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Hazardous or Toxic Waste
<u>N</u> Previous Termite Damage	<u>N</u> Asbestos Components
<u>N</u> Previous Termite Treatment	<u>N</u> Urea-formaldehyde Insulation
<u>N</u> Previous Flooding	<u>N</u> Radon Gas
<u>N</u> Improper Drainage	<u>N</u> Lead Based Paint
<u>N</u> Water Penetration	<u>N</u> Aluminum Wiring
<u>N</u> Located in 100-Year Floodplain	<u>N</u> Previous Fires
<u>N</u> Present Flood Insurance Coverage	<u>N</u> Unplatted Easements
<u>N</u> Landfill, Settling, Soil Movement, Fault Lines	<u>N</u> Subsurface Structure or Pits
<u>N</u> Single Blockable Main Drain in Pool/Hot Tub/Spa*	<u>N</u> Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

*A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware)
☐ No (if you are not aware) If yes, explain. (Attach additional sheets if necessary): Lighting

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- Y Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
Y Homeowners' Association or maintenance fees or assessments.
Y Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
Y Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
Y Any condition on the Property which materially affects the physical health or safety of an individual.
Y Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
Y Any lawsuits directly or indirectly affecting the Property.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

7. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

Signature of Seller

Date

K-FLOW WATER TRANSFERRING LLC

Signature of Seller

Date

2-20-15

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT 3294 HWY 75 N
MADISONVILLE, TX 77864

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☐ Septic Tank ☐ Aerobic Treatment ☒ Unknown
- (2) Type of Distribution System: ☒ Unknown
- (3) Approximate Location of Drain Field or Distribution System: ☒ Unknown
- (4) Installer: ☒ Unknown
- (5) Approximate Age: ☒ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☐ No
If yes, name of maintenance contractor: unknown
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? unknown
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☐ No
If yes, explain: unknown
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☐ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☒ unknown
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

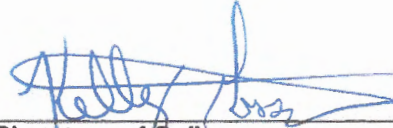
- D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Signature of Seller
K-FLOW WATER TRANSFERRING LLC

Date


Signature of Seller

2-20-15
Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

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Don & Beverly Hatcher

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