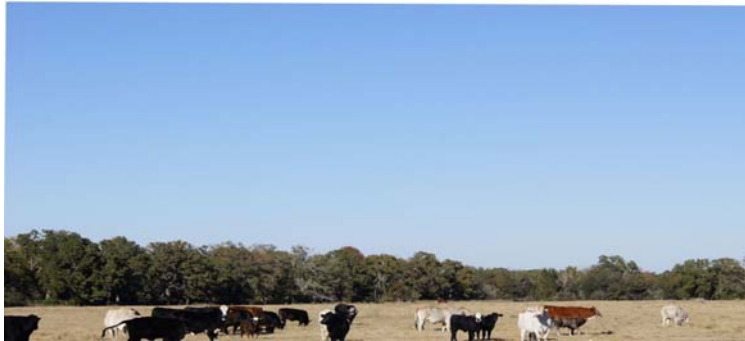


DBL REAL ESTATE  
1702 E MAIN ST  
MADISONVILLE, TX 77864  
(936) 348-9977 PH/(936) 348-9979 FAX

To view this property online, log onto  
dblrealestate.com & see #2206D or  
HAR.com & see item #84403409



Great location for  
home site –  
surrounded by  
beautiful ranch land  
properties, close to  
town! Ready for  
ranching:  
level/mostly open  
with sandy soil for  
horses or cattle!

**4346 FM 1452 E, MADISONVILLE**

**Gen. Prop. Description: 24.37 Acres w/ Barn, Water Well & Pond**

**Road Frontage: Farm to Market – Asphalt**

**School District: Madisonville CISD**

**Water/Sewer: Water Well/Septic Treatment System Required**

**2013 Tax Information: \$47.04 (w/ AG Reduction)**

**List Price: \$150,000**

**Directions: I-45N @ Madisonville: Exit #142, turn L on Hwy 21W & go 2.3 mi, turn L on Hwy 90 & go 4 mi, turn R on FM 1452 E & go 3/10 mi, property on L, sign posted on gate.**

Buyer's Agents Welcome, but Must Accompany Client from Initial Showing Forward. 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 #: **84403409** Status: **A** LP: **\$150,000**  
 County: **Madison** Tax Acc #: **16868** SP/ACR: **\$0.00** LP/ACR: **\$6155.11**  
 Area: **62 - Madison County** Location: **108 - Other Area** Sec #: **999Z**  
 Addr: **4346 FM 1452** City: **Madisonville** Zip: **77864-**  
 Sub: **None** State: **Texas** Country: **United States**  
 Listing Firm: **DBL Real Estate** Also for Lease: **No** Miles:  
 Mkt Area: **Other** Legal: **A-4 Eduardo Arriola, Tr 46, Tr 3-7, Tr 3-5, 24.37 AC**  
 SqFt: **/** House: **No** Year Built: **/**  
 SchDist: **99 - Other** Elem: **Madisonville** Middle: **Madisonville** High: **Madisonville**  
**SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.**

## General, Property, Utilities and Additional Information

Style: # Stories: New Construction: **No/** # Bedrooms: **/**  
 Main Dwell Extr: Main Dwell Type: Apprx Comp: # FB/HB: **/**  
 Acreage: **20 Up to 50 Acres** Acres: **24.37** Lot Dim: Garage: **0/**  
 Road Surface: **Asphalt** Trees: Carport: **/**  
 Road Front: **Farm to Market** Access: Gar/Car  
 Topography: **Level** Waterfront Features: Show: **Appointment Required**  
 Land Use: **Cattle Ranch, Horses Allowed, Unrestricted**  
 Improve: **Fenced, Pastures**  
 Energy:  
 Green/Energy Certifications:  
 Access/Lockbox:  
 Dir: **From I-45N @ Madisonville: Exit #142, turn L on Hwy 21W & go 2.3 mi, turn L on Hwy 90 & go 4 mi, turn R on FM 1452 E & go 3/10 mi, property on L, sign posted on gate.**  
 Physical Property Description - Public: **Madisonville 25+/- Acre tract available on FM 1452E. Land is mostly open and level with gated entrance, 3-sides fencing, X-fencing, Water Well and beautiful pond! Land also has a barn with equipment sheds on each side. Will make a beautiful home site, surrounded by ranch land properties and close to town! Asking \$150,000**  
 Living: Dining: 1st Bed: 4th Bed: Extra Rm:  
 Den: Kitchen: 2nd Bed: 5th Bed: Study/Library:  
 GameRm: Breakfast: 3rd Bed: Sep Ice Mkr: Cmpctr:  
 Micro: Dishwshr: Dispsl: Prvt Pool: **No/** Area Pool:  
 Oven: Range: Fireplace: **/** Frnt Door Faces:  
 Util Rm: Connect: Foundation:  
 Bedrooms: Mstr Bath: Heat:  
 Rooms: Cooling:  
 Interior: Flooring: Countertops: Water/Swr: **Well**  
 Spcl Condt: **No Special Conditions** Defects: **No Known Defects** Util Dist:  
 Disclosures: **No Disclosures** Occupant:  
 Exclusions:  
 Maint Fee: **No/\$** Taxes w/o Exemptions/Yr: **\$48/2014** Tax Rate:  
 Financing Available: **Cash Sale, Conventional**

4346 FM 1452

MLS#: 84403409

List Price: \$150,000







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

**Prepared by:** [Don Hatcher](#)

DBL Disclaimer:  
Measurements are  
approximated.

## Madison CAD - Map for Year 2014



<https://propaccess.trueautomation.com/Map/View/Map/48/16868%2c43759%2c43855/2014>

powered by:  
**PropertyACCESS**  
[www.trueautomation.com](http://www.trueautomation.com)

Map Disclaimer: This product is for informational purposes only and may not have 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 property boundaries. The Madison County Appraisal District expressly disclaims any and all liability in connection herewith.



# Information About Brokerage Services

**B**efore 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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Phone: 936.348.9977

Fax: 936.348.9979

Don & Beverly Hatcher

Untitled

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