

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

To see this property online, log onto
dblrealestate.com & see item #2158D or
HAR.com & see MLS #49796187



Acreage has been used
as a local produce farm
& includes fig trees,
fruit trees, rows of
hibiscus, 2 storage
bldgs. & an extensive
drip irrigation system!

7249 FM 1372, NORTH ZULCH

Gen. Prop. Description: 3 or 4 Bedroom/2Bath Home, 1800 SF w/ 6.8 Acres

Zoning: Unrestricted

Road Frontage: Asphalt

School District: North Zulch ISD

Water/Sewer: Public Water/Water Well/Septic System

2013 Tax Information: \$1,384.82 (w/ exempt.); \$2,548.77 (w/o exempt.)


List Price: \$155,000

Directions From I-45N: Exit #142, turn L on Hwy 21W & go 6.7 mi, turn L on FM 1372 & go 4.7 mi, home on the L, sign posted.

AT DBL REAL ESTATE WE ARE COMMITTED TO SERVING YOU!


Data obtained from reliable sources & deemed reliable; however, data is not guaranteed by broker/agent. All information should be independently verified.



Single-Family ML #: **49796187** Status: **A** LP: **\$155,000**
 County: **Madison** Tax Acc #: **20218** SP/SF: **\$0.00** LP/SF: **\$86.11**
 Area: **62 -**
 Also For Lease: **No** [Madison County](#) Location: **108 -** [Other Area](#) KM: **999Z**
 Addr: **7249 FM 1372**  City: **North Zulch** Zip: **77872 -**
 Sub: **None** State: **Texas** Country: **United States**
 Listing Firm: **DBL Real Estate** Master Planned Community: **No/**
 Mkt Area: **Other** Legal: **Green Acres, Lot 19, 6.8 AC** Sec #: **None**
 SqFt: **1800/Appraisal District** Lot Size: **/** Year Built: **1999/Appraisal District**
 SchDist: **99 - Other** Elem: **North Zulch** Middle: **North Zulch** High: **North Zulch**
SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

Description and Room Dimensions

Style: **Ranch** # Stories: **1** New Construction: **No/** Builder Name: **# Bedrooms: 3 /**
 Type: **Free Standing** ApproxComplete: **Access: #FB/HB: 2/0**
 LotSize: **/** LotDim: **Acres: /** Utility Rm: **7X8** Garage: **0/**
 Living: **17X19** Dining: **1st Bed: 15X17** 4th Bed: **Carport: 2/Attached Carport**
 Den: **Kitchn: 12X15** 2nd Bed: **12X14** 5th Bed: **FrntDoorFaces:**
 Game Rm: **Brkfst: 12X14** 3rd Bed: **12X12** Gar/Car: **Show: Appointment Required**
 Study: **ExtraRm: Media:**
 Dir: **From I-45N @ Madisonville: Exit #142, turn L on Hwy 21 W & go 6.7 mi, turn L on FM 1372 & go 4.7 mi, home on L, sign posted.**

Physical Property Description - Public: **Madison County - 3/2/2CPT, 1800 SF, w/ 6.8 AC located on blacktop! Home features trey ceiling, vaulted ceiling, wainscoting & possible 4th bedroom or computer room. Master bedroom has room for an office area & adjoins large master bath w/ dual sinks. Land is mostly open w/ nice pond, 2 storage buildings, extensive [drip irrigation system](#) , public water & water well for AG use. Asking \$155,000**

Interior, Exterior, Utilities and Additional Information

Microwave: **No** Dishwasher: **Yes** Cmpctr: **No** Dispsl: **No** SepPlceMkr: **No** Oven: **Electric Oven** Range: **Electric Range**
 Fireplace: **/** UtilRm: **Utility Rm in House**

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

Energy: **Ceiling Fans**

Green/Energy Certifications:

Interior:

Master Bath: **Double Sinks, Tub with Shower**

Exter Constr: **Cement Board**

Extr: **Covered Patio/Deck, Greenhouse**

Lot Desc: **Cleared**

Waterfront Features:

Golf Course Name: Heat: **Central Electric**

Restrictions: **Horses Allowed, No Restrictions**

Disclosures: **Sellers Disclosure**

Management Co./HOA Name: **No / /**

Maint Fee: **No/\$0/**

Tax w/o Exempt/Yr: **\$2549/2013**

Financing Available:

Bedrooms: **All Bedrooms Down**

Rooms: **1 Living Area, Breakfast Room**

Flooring: **Carpet, Tile** [Countertops](#) :

Prvt Pool: **No/** AreaPool: **No**

Roof: **Composition**

Foundation: **Slab**

St Surf: Utility Dist:

Cool: **Central Electric** Wtr/Swr **Public Water, [Septic Tank](#) , Well**

Defects: **No Known Defects**

Exclusions:

Tax Rate:

7249 FM 1372

MLS#: 49796187

List Price: \$155,000



Front view of home



Kitchen - notice the beautiful [cabinetry](#)



Breakfast room w/ tray ceiling



Living room with vaulted ceiling



Master bedroom w/ view of the office nook



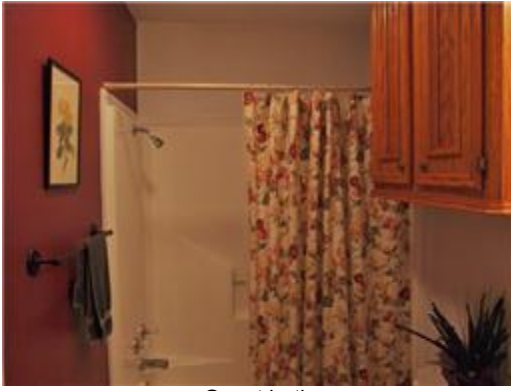
Master closet - tons of storage space & built-ins



Master bath - dual sinks, tub/shower



Guest bedroom



Guest bath



Guest bedroom



View of the attached carport



Rear view of the home



Acreage

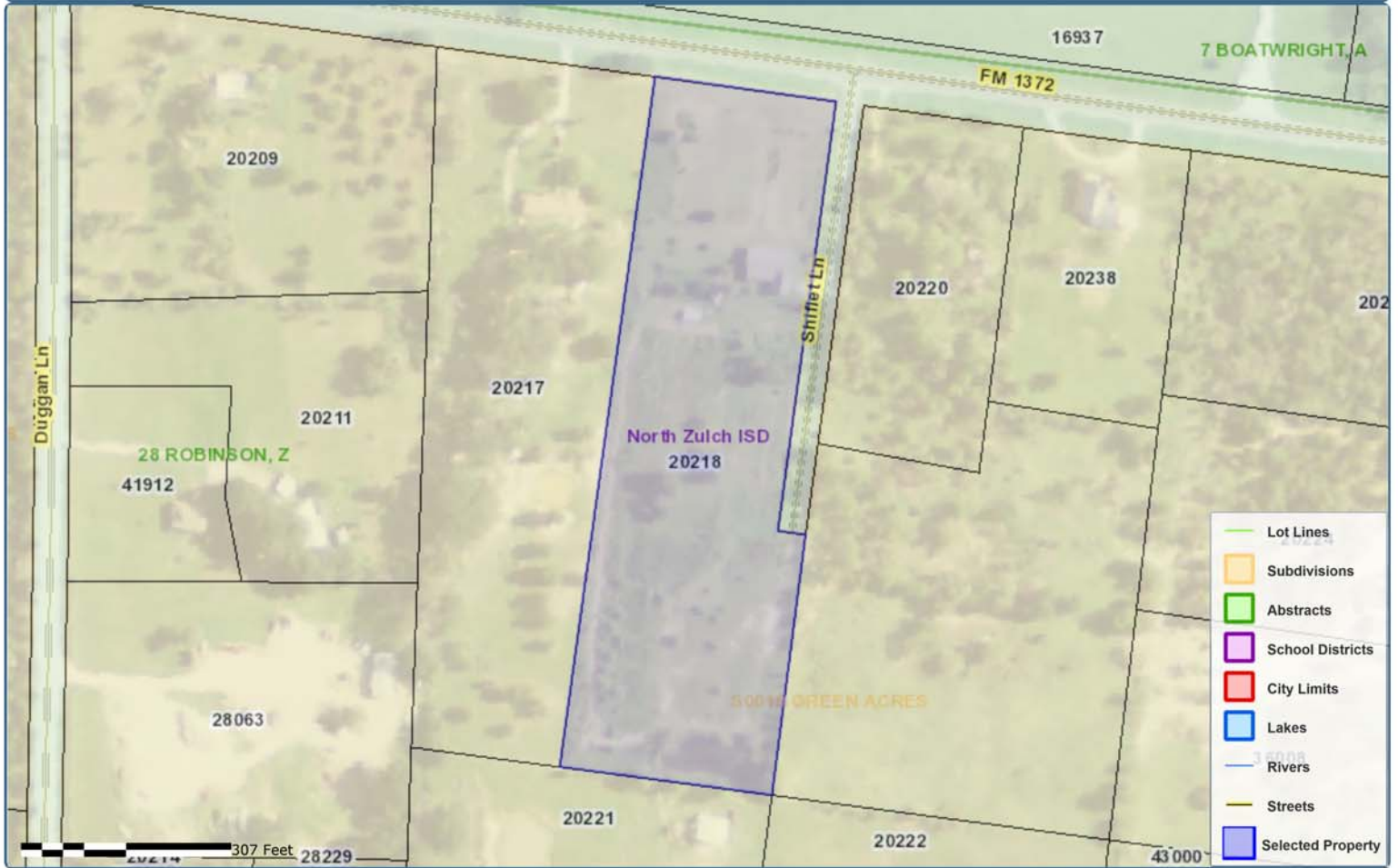


Storage building

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

Prepared by: [Don Hatcher](#)

Madison CAD - Map of Property ID 20218 for Year 2013



DBL Real Estate Disclaimer:
Measurements are approximated.



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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