

Market Realty, Inc.

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Burton, Texas 77835
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e-mail address
burton@marketrealty.com



12400 E Cedar St Burton, TX
\$140,000 1.25 acres

Antique home to be restored in the heart of downtown Burton with 1.25 acres. Own a piece of history by having the entire city block-10 lots and alley with frontage on Main Street and Cedar Street. Property was once owned by painter Henry Nienstedt in the 1880's, known locally for his finestenciling and painting. Property is just across from Burton ISD so its close to schools, as well as the bank, post office, stores, restaurants and shops. Enjoy the quaint lifestyle of a small Texas downtown with close proximity to Brenham, Round Top and Lake Somerville for shopping, medical and recreational facilities. Great investment potential for future lots sales. For more information call listing broker Roger Chambers at 979-830-7708 or Susan Kiel at 979-289-2159/979-251-4078.

Directions: From Brenham head west on Hwy 290 towards Austin. Exit to the left on to Spur 125 into Burton. Property on the right at corner of Cedar and Main Streets.

"THE MARKET TEAM"

Listing Broker: Roger Chambers
Broker Associate: Susan S. Kiel

MARKET REALTY, INC.

Brenham*Burton*Carmine

979-836-9600/979-289-2159

WWW.MARKETREALTY.COM

12400 E Cedar St. Burton, TX 77835
Lots 1-10, Block 43, City of Burton, appx 1.54 ac



The information contained herein, while obtained from sources deemed reliable, is not warranted by MARKET REALTY, INC. Property is subject to prior sale, change, or withdrawal from market without notice.



N Brazos St

Farm to Market Rd 390

E Cedar St

146 ft

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Image CAPCOG

Lines are an approximation
of boundaries

Google earth



T.H. Borden Survey
Abstract No. 16
Washington County, Texas
City of Burton

Called 8.60 Ac.
Volume 129 Page 46
Deed Records of Washington
County, Texas

Called 4.3 Ac.
Volume 514 Page 842
Official Records of Washington
County, Texas

F.M. Highway 390
(state maintained
public road)

Pecan Street

Brazos Street

Block 43

existing
highway
margin

Main Street

Q.66 AC.
207/519 D.R.W.C.

BLOCK 33

Q.66 AC.
207/519 D.R.W.C.

ONE

Cedar Street

Found 3/8"
Iron Rod

BLOCK 32

Block 44

Main Street

Pecan Street

Point

20' alley

10

9

8

7

6

1

2

3

4

5

6

7

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10

5

4

3

2

1

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 or 512-465-3960.



(TAR-2501) 1/1/96

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Phone: 9798369600

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TREC No. OP-K

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SKETCH ADDENDUM

Borrower or Owner

Property Address 12400 E Cedar St

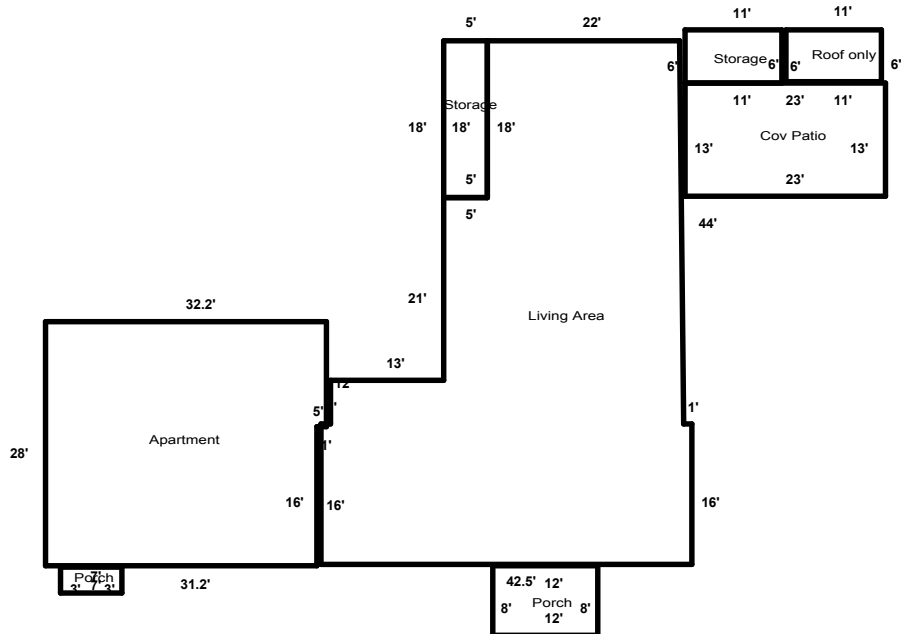
City Burton

County

State TX

Zip Code 77835

Client



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS	
Living Area			Apartment	
Apartment	886	120	32.2 X 12.0 =	386.4
First Floor	1853	205	31.2 X 16.0 =	499.2
Total	2739	325	Total	885.6
Porches/Patios			First Floor	
Cov Patio	299	72	22.1 X 18.0 =	397.8
Porch	21	20	27.3 X 21.0 =	573.3
Porch	96	40	40.4 X 5.0 =	202.0
Subtotal	117	60	42.5 X 16.0 =	680.0
Roof only	66	34	Total	1853.1
Storage				
Storage	90	46		
Storage	66	34		
Subtotal	156	80		

Market Realty, Inc. / Roger D. Chambers

Roger Chambers

SKETCH-IT 1-800-523-0872