

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



Property has 2 Ponds, Pole  
Barn, Cabin and LONG  
Blacktop Road Frontage



Property has Ag  
Reduction for  
property taxes. Will  
make an excellent  
corporate hunting  
retreat!

### **FM 247, MADISON COUNTY**

**General Property Description: 267.318 ac**

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

**School District: Madisonville CISD**

**Water/Sewer: None on site**

**List Price: ~~\$614,100~~ REDUCED - \$515,000**

**Directions @ I-45N: Exit #142, turn R on Hwy 21 & go 2.6 mi, turn R on FM 1428, go 9.2 mi, turn R on FM 247, go approx. 3.5 mi, prop. on L, sign posted.**

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



**Country  
Homes/Acreage**

County: **Madison**  
Area: **62 - Madison  
County**

Addr: **267 AC FM 247**

Sub: **None**

Listing Firm: **DBL Real Estate**

Mkt Area: **Other**

SqFt: **/**

SchDist: **99 - Other**

ML #: **25130947**

Tax Acc #: **0000**

Location: **108 -  
Other Area**



Legal: **See Exhibit A**

House: **No**

Elem:

**Madisonville**

Status: **A**

SP/ACR: **\$0.00**

Sec #:

City: **Midway**

State: **Texas**

Also for Lease:  
**No**

Year Built: **/**

Middle:

**Madisonville**

LP: **\$515,000\***

LP/ACR: **\$  
1926.54**

KM: **999Z**

Zip: **75852-**

Country: **United  
States**

Miles:

High:  
**Madisonville**

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

**General, Property, Utilities and Additional Information**

Style:

Main Dwell Extr:

Acreage: **50 or more Acres**

Road Surface: **Asphalt**

Road Front: **Farm to Market**

Topography: **Level, Rolling**

Land Use: **Cattle Ranch, Horse Farm, Horses Allowed, Leisure Ranch, Mobile Home  
Allowed**

Improve: **Barn, Fenced**

Energy:

Green/Energy Certifications:

Access/Lockbox:

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Physical Property Description - Public: **Madison County - 267.318 acres with LONG BLACKTOP road frontage. Property is  
fenced, approx. 60% wooded & 40% open with 2 ponds. Land conveys w/ barn & cabin. REDUCED \$1927/per acre**

Living:

Den:

GameRm:

Micro:

Oven:

Util Rm:

Bedrooms:

Rooms:

Interior:

Spcl Cond: **Existing Leases**

Disclosures: **No Disclosures**

Exclusions:

Maint Fee: **No/\$**

Financing Available: **Cash Sale, Conventional**

# Stories:

Main Dwell Type:

Acres: **267.318**

Waterfront Features:

Improve:

Energy:

Green/Energy Certifications:

Access/Lockbox:

Topography:

Land Use:

Physical Property Description - Public:

Living:

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GameRm:

Micro:

Oven:

Util Rm:

Bedrooms:

Rooms:

Interior:

Spcl Cond:

Disclosures:

Exclusions:

Maint Fee:

Financing Available:

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Main Dwell Type:

Acres:

Waterfront Features:

Improve:

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Physical Property Description - Public:

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Micro:

Oven:

Util Rm:

Bedrooms:

Rooms:

Interior:

Spcl Cond:

Disclosures:

Exclusions:

Maint Fee:

Financing Available:

New Construction: **No/**

Apprx Comp:

Lot Dim:

Trees: **Clusters, Densely Wooded**

Access:

Show: **Appointment Required**

Lot Desc:

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Rooms:

Interior:

Spcl Cond:

Disclosures:

Exclusions:

Maint Fee:

Financing Available:

# Bedrooms: **/**

# FB/HB: **/**

Garage: **0/**

Carport: **/**

Gar/Car

Mineral Rights:

Show:

Lot Desc:

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Rooms:

Interior:

Spcl Cond:

Disclosures:

Exclusions:

Maint Fee:

Financing Available:

Taxes w/o Exemptions/Yr: **\$ /**

Tax Rate:



267 AC FM 247

MLS#: 25130947

List Price: \$515,000



LONG Blacktop Road Frontage!



Tree line at the front of property



Trail beginning at the front of the property



Cabin



Pole barn



Pond near front entrance



Densely wooded area





View of fence line



View of fencing



Signs of wildlife



Wildlife



Long alley between densely wooded area & fence line @ back of property



View of surrounding property



Rolling topography



Scattered trees



Mixture of trees



Wet-weather creek



2nd pond



ATV trail

Wed, Sep 12, 2012 09:58 AM

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

Prepared by: [Don Hatcher](#)





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## Mapplet

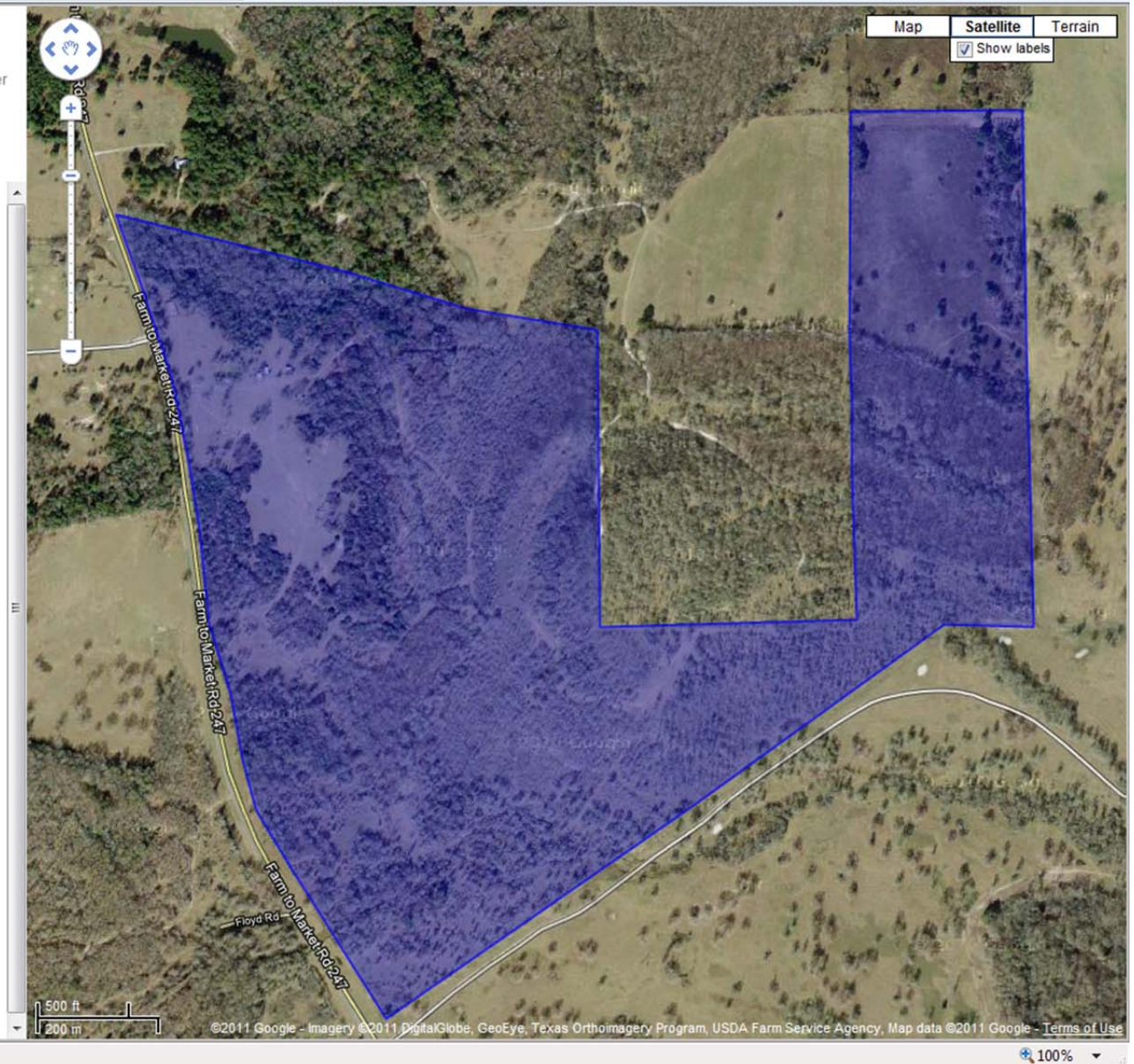
By: mikebrewer.co.uk



**Area is 267.26 acres  
(1081551.6 sq m or 108.16 ha or  
11641725 sq ft)**

Click on a button above to choose between drawings a line (whose length is measured) or shape (whose area is measured). Double-click to stop drawing the line or shape. To edit a line or shape, mouse over it and drag the points. Click on a point to delete it. You can draw multiple lines and shapes; click on an existing line or shape whose measurement you want to be shown again.

DBL Disclaimer: Measurements are approximated and should be independently verified.







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

**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 or 512-465-3960.



(TAR-2501) 1/1/96

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