

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



**1844 UNION ROAD, MADISONVILLE, TX**

**General Property Description: 3.136 Acres**

**Zoning: Unrestricted**

**Road Frontage: Dirt/Gravel**

**School District: Madisonville CISD**

**Water/Sewer: Rural Water System/Septic Tank**

**2010 Tax Information: \$271.91**

**List Price: \$25,000**

**Directions: Exit #142 & turn L onto Hwy 21W, go 2mi & turn L onto Hwy 90, go approximately 6mi & turn R onto Union Rd, property on R, sign posted.**

**Data obtained from seller. All information should be independently verified.**



**Lots** ML #: **19406044** Status: **A** LP: **\$25,000**  
County: **MADISON** Tax Acc #: **28282**  
Area: **62 -**  
**Madison** Location: **108 - Other Area** KM: **999Z**  
**County**

Addr: **1844 Union Rd** Lot #: **30** City: **Madisonville** Zip: **77864-**  
Sub: **LEANING OAKS** State: **Texas** Country: **United States**

Listing Firm: **DBL Real Estate** Sec #: **7971.94**  
LP/ACR: **\$**  
SP/ACR: **\$ 0.00**

Mkt Area: Legal: **LEANING OAKS ESTATES, LOT 30, 3.1360**  
**MKTAR ACRES**

Lot Size: **/Appraisal** Master Planned Community: **No/**  
**District**

SchDist: Elem: Middle: High:  
**99 - Other** **MADISONVILLE MADISONVILLE MADISONVILLE**  
**SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD**  
**INDEPENDENTLY VERIFY.**

**Lot Description**

Access:  
Golf Course Name:  
Acres: **3.136**  
Acreage: **3 Up to 5 Acres** DevComm:  
Left: Right:  
Land Size: **/Appraisal District**  
Phone: **Available** Gas: **Availability Unknown**

Lot Use: **Mobile Home, Single-Family**

Lot Desc: **Partially Wooded**

Lot Improvements: **Cleared, Fenced**

Road Surface: **Dirt, Gravel**

Lot Dim: Front: Back:

Water/Sewer: **Other Water/Sewer, Septic Tank**

Cable: **Unknown** Electric: **Electric Available**

Dir: **From I-45N: Exit #142 & turn L onto Hwy 21W, go 2 miles & turn L onto Hwy 90, go approximately 6 miles & turn R onto Union Rd, property on R, sign posted.**

Physical Property Description - Public: **Madisonville - 3.1360 acres located just off of Hwy 90 on Union Rd. Land is approximately 5 minutes from courthouse. Beautiful acreage w/ cleared area, scattered trees & wooded area at the back of property. Property has rural water system & electricity. Bring a manufactured home or build! Asking \$25,000**

Restrictions: **No Restrictions**

Area Pool: **No**

Area Tennis:

Disclosures: **Sellers Disclosure**

Utility Dist: **No**

Waterfront Features:

Maint Fee: **N/\$**

Total MP: **\$**

Tax w/o Exempt/Yr: **\$272/2010**

Tax Rate: **1.82**

Financing Available: **Cash Sale, Conventional**

1844 Union Rd

MLS#: 19406044

List Price: \$25,000



View from the L corner facing front of property



Leaning hardwood



Beautiful scattered trees



Wooded area w/ scattered trees



Cleared area next to wooded area



Utilities



Standing in the back of property facing front



Wooded area

Wed, Mar 30, 2011 09:47 AM

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

Prepared by: [Don Hatcher](#)





# 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  
©Texas Association of REALTORS®, Inc., 2004

### CONCERNING THE PROPERTY AT

1844 UNION RD  
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: FIELD LINE - AIR AERATOR ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: MAIN TANK NEARBY TANK - DUE NORTH APPROX. 60'  
2 OTHER TANKS ☐ Unknown
- (4) Installer: ☒ Unknown
- (5) Approximate Age: 17 YR. ☐ 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: \_\_\_\_\_  
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: MISSING PARTS DUE TO VANDALS.  
1. AERATOR PUMP STOLEN AFTER FIRE 10 YEARS AGO.
- (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 ☐ \_\_\_\_\_
- (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.

(TAR-1407) 1-7-04

Initialed for Identification by Buyer \_\_\_\_\_, \_\_\_\_\_ and Seller [Signature] Page 1 of 2

DBL Real Estate 1702 East Main Street Madisonville, TX 77864  
Phone. 936.348.9977

Fax: 936.348.9979 Beverly Hatcher

1844 UNION RD

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

- 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 \_\_\_\_\_ Date \_\_\_\_\_

Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_

Receipt acknowledged by:

Signature of Buyer \_\_\_\_\_ Date \_\_\_\_\_

Signature of Buyer \_\_\_\_\_ Date \_\_\_\_\_

*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.



01A

TREC No. OP-K

(TAR-2501) 1/1/96

Page 1 of 1

DBL Real Estate 1702 East Main Street, Madisonville TX 77864

Phone: (936) 348-9977

Fax: (936) 348-9979

DBL Real Estate

Pickle to Eage