



21.35 Acres FM 2289, Madison County, TX

Property Description:

Madison County - 21.35 acres, 90% wooded, over 1800' highway frontage, pond, great building site, electric and phone available. REDUCED \$4000.00/acre.

Directions

Exit #142 @ I-45N, turn left @ TX-21/Main St, go 2.5 mi to FM 978/N Woodrow St, turn right, go 4.6 mi to FM 2289, turn right, go 6.5 mi to property on right. Sign Posted



Country Homes/Acreage ML #: 62563599 Status: **A** LP: \$85,400*
 County: **MADISON** Tax Acc #: **22230** Priced at Lot Value Only: **Yes** LP/ACR: \$ 4000.00
 Area: **62 - Madison County** Location: **122 - Other Counties in Texas** KM: 999Z DOM: 99
 Addr: **21.35 AC FM 2289** City: **Normangee** Zip: 77871-
 Sub: **None** Sec #: State: **Texas** Country: **United States**
 Legal: **A-120, LEWIS HELZLEY, TRACT 14, 21.35 ACRES** Miles: PAR: **Y**
 SqFt: / House: **No** Year Built: / Also for Lease: **No**
 SchDist: **99 - Other** Elem: **Normangee** Middle: **Normangee** High: **Normangee**
SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

Media: 16

Listing Broker: **SCHW02/DBL Real Estate**
 Listing Agent: **hatcher/Don Hatcher**
 Addr: **1702 E. Main Street, Madisonville TX 77864**
 Email: **dblrealestate@sbcglobal.net**

Office Information

Office #: Ext: Appt #: (936)348-9977/Office
 Fax #: (936)348-9979 PM #:
 Office Web: Cell Phone:
 Agent Web: <http://dblrealestate.com> Alternate #:



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: **21.35** Lot Dim: Garage: **0/**
 Road Surface: **Asphalt** Trees: **Densely Wooded** Carport: /
 Road Front: **Farm to Market** Access: **Driveway Gate** Gar/Car
 Topography: Waterfront Features: Mineral Rights: **No**
 Land Use: **Leisure Ranch, Mobile Home Allowed**
 Improve: Show: **Appointment Required**
 Energy:
 Green/Energy Certifications:

Agent Remarks: **Please use Landmark Title Company, 201 E Main Street, Madisonville, TX 77864, 936-348-5618.**
 Dir: **Madison County, TX Exit #142 @ I-45N, turn left @ TX-21/Main St, go 2.5 mi to FM 978/N Woodrow St, turn right, go 4.6 mi to FM 2289, turn right, go 6.5 mi to property on right. Sign Posted**
 Physical Property Description - Public: **Madison County - 21.35 acres, 90% wooded, over 1800' highway frontage, pond, great building site, electric and phone available. REDUCED to \$4000.00 per acre.**

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:				Cool:
Interior:	Flooring:	Countertops:		Water/Swr: No Sewer, No Water
Spcl Condt: No Special Conditions	Defects: No Known Defects			Util Dist: No

Disclosures: **No Disclosures**

Occupant: **Owner**

Exclusions:

List Date: **8/2/2010**

Expire Date: **11/19/2010**

T/Date:

OpEndDate:

List Type: **Exclusive Right to Sell/Lease**

Compensation: SubAgt: **0%**

BuyerAgt: **3%**

Bonus:

Var/Dual Rate: **No**

Financial Information

FinAvl: **Cash Sale, Conventional**

1st Assumable: **No**

Maint Fee: **No/\$**

Other Mandatory Fees: **No/\$0**

Taxes w/o Exemptions/Yr: **\$ 25/2009**

Tax Rate: **1.99**

Exemptions: **AG**

21 .35 AC FM 2289

MLS#: 62563599

List Price: \$85,400

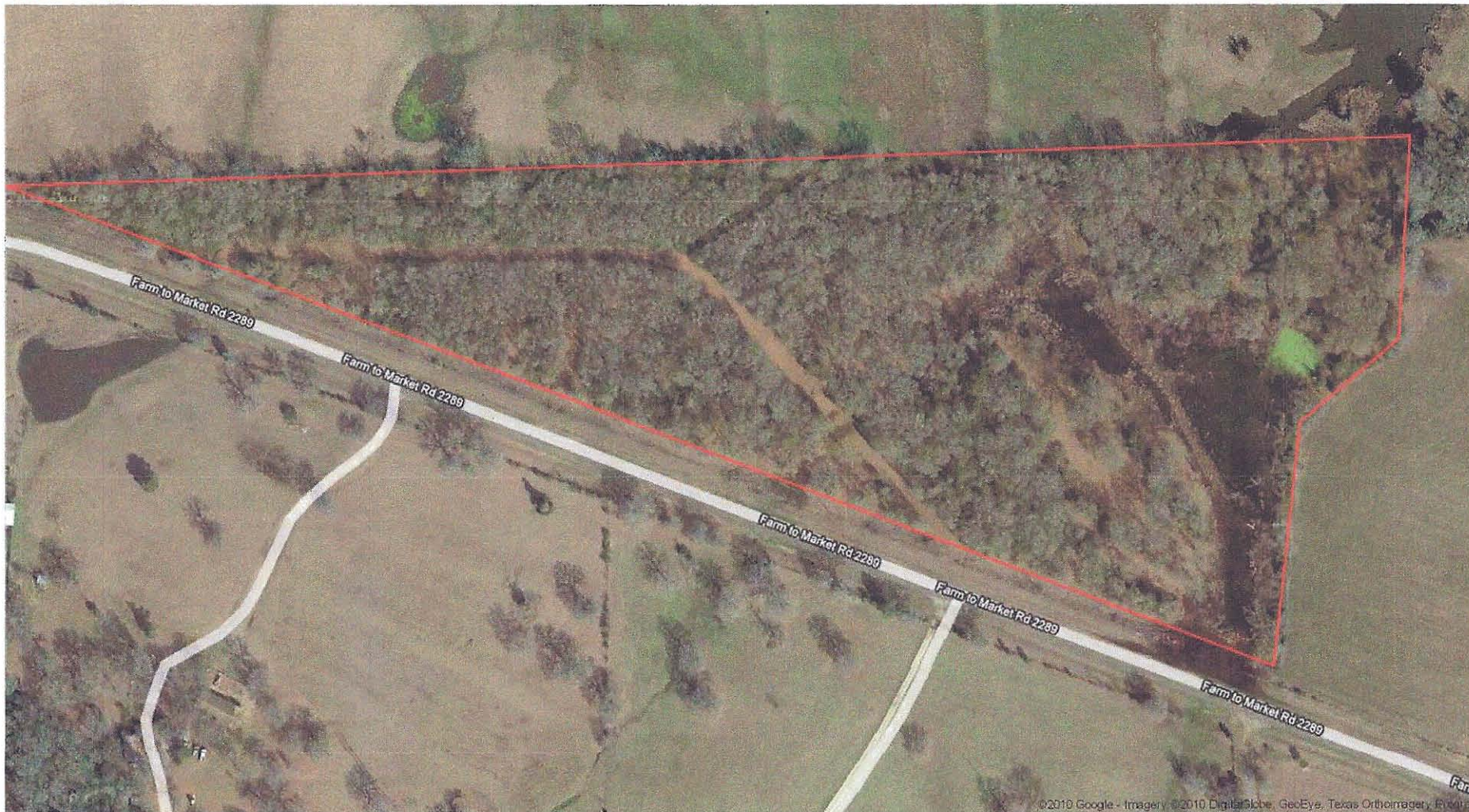




Tue, Nov 9, 2010 04:28 PM

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

Prepared by: Don Hatcher

[Get Directions](#) [My Maps](#)[RSS](#) [Print](#) [Send](#) [Link](#)

To see all the details that are visible on the screen, use the "Print" link next to the map.

DBL Disclaimer:
Measurements are
approximate

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Farm Service

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.



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TREC No. OP-K

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(TAR-2501) 1/1/96

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

Fax: 936.348.9979

Beverly Hatcher

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