



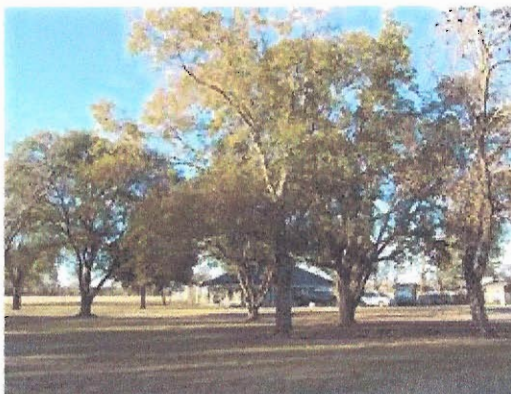
### **PROPERTY DESCRIPTION**

2597 SF (PER SELLER), CROWN MOLDING THRU-OUT, WOOD LAMINATE & TILE FLOORING. KITCHEN HAS UPGRADED COUNTER TOPS, BUTLER'S PANTRY & OPENS TO LIVING ROOM. MASTER BEDROOM HAS ROOM FOR SEATING AREA, OFFICE AREA & WALK-IN CLOSET. PROPERTY HAS 2 BARNs, POND & SCATTERED TREES.

ASKING \$255,000

### **PROPERTY DIRECTIONS**

FROM I-45N @ MADISONVILLE: TURN (R) ONTO HWY 21, TURN (R) ONTO FM 1428, PROPERTY ON (L), SIGN POSTED.



**Country** ML #: **9496446** Status: **A** LP: **\$255,000**  
**Homes/Acreage** County: **MADISON** Tax Acc #: **19573** SP/ACR: **\$0.00** LP/ACR: **\$24033.93**  
 Area: **62 - Madison** Location: **108 -** Sec #: **999z**  
**County** **Other Area** City: **Madisonville** Zip: **77864-**  
 Addr: **5043 FM 1428**  State: **Texas** Country: **United States**  
 Sub: **NONE** Also for Lease: **No** Miles:  
 Listing Firm: **DBL Real Estate** Legal: **A-20, DANIEL LARRISON, TR 46, 10.61 ACRES**  
 Mkt Area: **MKTAR** SqFt: **2597/Appraisal** House: **Yes** Year Built: **2004/Seller**  
 District SchDist: **99 - Other** Elem: **MADISONVILLE** Middle: **MADISONVILLE** High: **MADISONVILLE**  
**SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.**

### General, Property, Utilities and Additional Information

Style: <b>Traditional</b>	# Stories:	New Construction: <b>No/</b>	# Bedrooms: <b>3/</b>
Main Dwell Extr: <b>Cement Board</b>	Main Dwell Type:	Apprx Comp:	# FB/HB: <b>2/1</b>
Acreage: <b>10 Up to 15 Acres</b>	Acres: <b>10.61</b>	Lot Dim:	Garage: <b>0/</b>
Road Surface: <b>Asphalt</b>		Trees: <b>Clusters</b>	Carport: <b>/</b>
Road Front: <b>Farm to Market</b>		Access:	Gar/Car
Topography: <b>Level, Rolling</b>	Waterfront Features: <b>Pond</b>		Mineral Rights:
Land Use: <b>Cattle Ranch, Horse Farm, Horses Allowed, Leisure Ranch, Mobile Home</b>			
<b>Allowed</b>			
Improve: <b>2 or More Barns, Fenced, Pastures</b>		Show: <b>Appointment Required</b>	
Energy: <b>Ceiling Fans</b>			
Green/Energy Certifications:			
Access/Lockbox:			
Dir: <b>From I-45N @ Exit #142 in Madisonville: Turn (R) onto Hwy 21, turn (R) onto FM 1428, property on (L), sign posted</b>			
Physical Property Description - Public: <b>Madisonville - 10.61 acres and 3/2.5 completely remodeled home. Property has 2 barns, pond &amp; is surrounded by clusters of trees. Crown molding throughout, wood laminate &amp; tile flooring. Kitchen offers upgraded counter tops, custom cabinets, drop in cooktop w/oven and a butler's pantry. Master bedroom suite has seating area, large walk-in closet, oversized separate closet, &amp; plenty of room for office area. Mst bath has oversized custom shower &amp; upgraded counter tops. Asking \$255,000</b>			
Living: <b>19x19</b>	Dining:	1st Bed: <b>14x17</b>	4th Bed:
Den:	Kitchen: <b>12x11</b>	2nd Bed: <b>11x17</b>	5th Bed:
	Breakfast: <b>10x15</b>	3rd Bed: <b>15x11</b>	Sep Ice Mkr:
GameRm:			<b>No</b>
Micro: <b>Yes</b>	Dishwshr: <b>Yes</b>	Dispsl: <b>Yes</b>	Prvt Pool: <b>No/</b>
Oven: <b>Electric Oven</b>	Range: <b>Electric Range</b>	Fireplace: <b>/</b>	Area Pool: <b>No</b>
Util Rm: <b>Utility Rm in House</b>	Connect: <b>Washer Connections</b>		Frnt Door Faces:
Bedrooms: <b>All Bedrooms Down</b>	Mstr Bath: <b>Master Bath Shower Only</b>		Foundation: <b>Slab</b>
Rooms: <b>1 Living Area, Breakfast Room</b>			Heat: <b>Central Electric</b>
Interior: <b>Tile</b>	Flooring: <b>Laminate, Tile</b>	Countertops: <b>Granite</b>	Cool: <b>Central Electric</b>
Spcl Condt: <b>No Special</b>	Defects: <b>No Known Defects</b>		Water/Swr: <b>Well</b>
Conditions			Util Dist:
Disclosures: <b>Sellers Disclosure</b>		Occupant:	
Exclusions:			
Maint Fee: <b>No/\$</b>		Taxes w/o Exemptions/Yr: <b>\$1,893/2010</b>	Tax Rate: <b>1.82</b>
Financing Available: <b>Cash Sale, Conventional</b>			



5043 FM 1428

MLS#: 9496446

List Price: \$255,000



Home surrounded by cluster of trees



Home & wrap-around porch



Kitchen



Kitchen & dining area



Master Bedroom



Master Bath



Bedroom



Bedroom





Barn



2nd Barn



Pasture



Fences



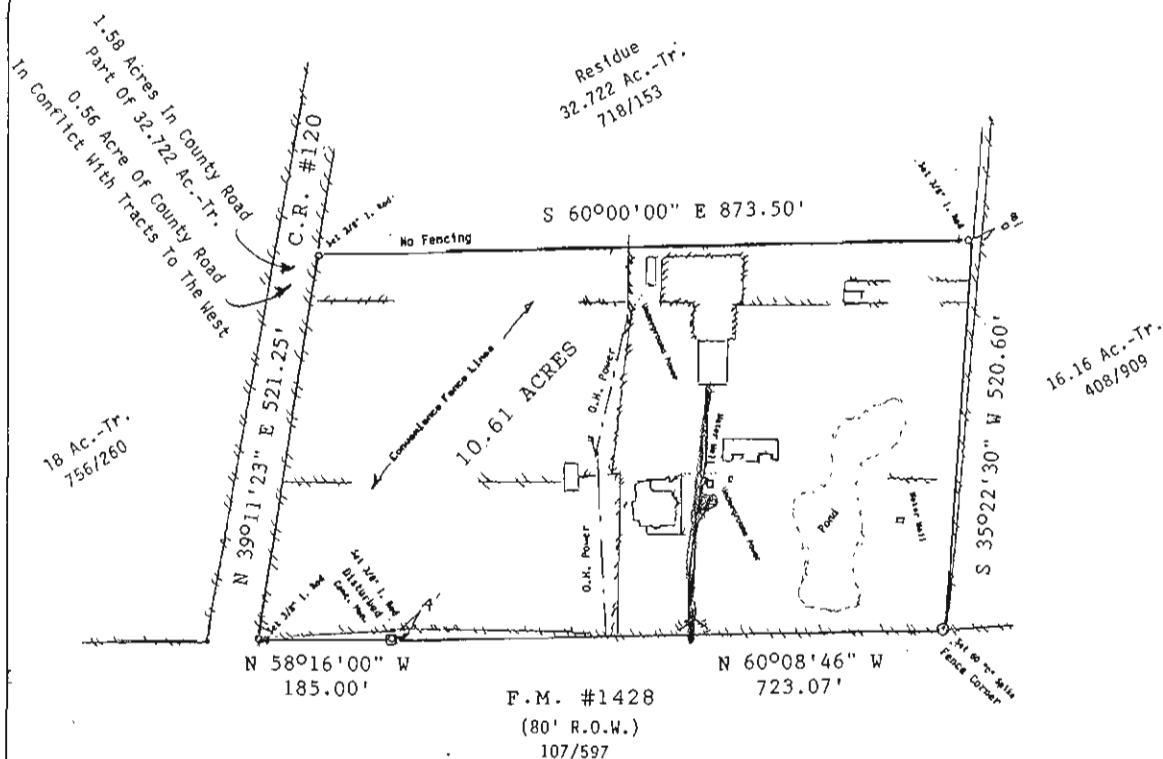
Pond

Tue, Dec 21, 2010 09:27 AM

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

Prepared by: Don Hatcher

Scale: 1" = 200'



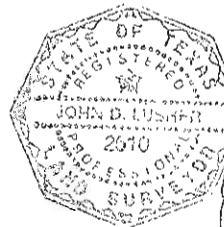
### SURVEY OF 10.61 ACRES

In the Daniel Larrison Survey, A-20, Madison County, Texas, and being more particularly part of the certain 32.722 acre-tract of land described as two tracts in Warranty Deed, from James William and Margaret K. Robinson, to Claudia Thompson, recorded in Vol. 718, Page 153, of the Madison County Official Records. See metes and bounds description.

NOTE: Bearings rotated to the monumentated east line of this subject tract, using S 35° 22' 30" W.

I, the undersigned, do hereby certify that a survey was made on the ground, on the date shown, of the property legally described, and that the visible facts as shown are true and correct.  
No precise record or title check made by this surveyor.

Lusher Surveying Co.  
John D. Lusher R.P.L.S. #2510  
3317 F.M. 1452 W  
Madisonville, Tx. 77864  
(936) 348-9503



*[Signature]*  
2/9/06

*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

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(TAR-2501) 1/1/96

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Beverly Hatcher

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

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