

205 Acre Ranch  
Available! Scattered  
oak trees, gently  
sloping land with  
creek and ponds.  
Wooded areas for  
hunting & open areas  
for recreation.  
Electric & phone  
already on property.




## **PRESENTING HALLIDAY LANE 205 ACRE RANCH**

From I-45N @ Exit #142: Go straight on I-45N Frontage Rd 3.2 mi, turn R on FM 3091, go 3.1 mi, bear L n CR 214 and go 0.2 mi, bear L on CR 207 and go 0.4 mi, bear R on Halliday Ln, property at end of road, sign posted.

**ASKING \$4,995/ACRE**



**Country**  
**Homes/Acreage** ML #: 70834110 Status: A LP: \$1,023,975  
 County: **MADISON** Tax Acc #: 19644 SP/ACR: \$0.00 LP/ACR: \$4995.00  
 Area: **62 - Madison** Location: 108 - Other Area Sec #: KM: 999Z  
 County  
 Addr: **205 AC Halliday**  City: **MADISONVILLE** Zip: 77864-  
 Sub: **NONE** State: **Texas** Country: **United States**  
 Listing Firm: **DBL Real Estate** Also for Lease: **No** Miles:  
 Mkt Area: **MKTAR** Legal: **A-22, MIGUEL MUSQUIZ, TR 3, 205 ACRES**  
 SqFt: / House: **No** Year Built: /  
 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:	# Stories:	New Construction: <b>No/</b>	# Bedrooms: /
Main Dwell Extr:	Main Dwell Type:	Apprx Comp:	# FB/HB: /
Acreage: <b>50 or more Acres</b>	Acres: <b>205</b>	Lot Dim:	Garage: <b>0/</b>
Road Surface: <b>Dirt, Gravel</b>		Trees: <b>Clusters</b>	Carport: /
Road Front: <b>County Maintained</b>	Waterfront Features:	Access:	Gar/Car
Topography: <b>Level, Sloped</b>			Mineral Rights:
Land Use: <b>Cattle Ranch, Horse Farm, Horses Allowed, Leisure Ranch, Mobile Home Allowed</b>			
Improve:			
Energy:			
Green/Energy Certifications:			
Access/Lockbox:			
Dir: <b>From I-45N @ Exit #142: Go straight on I-45N Frontage Rd 3.2 mi, turn R on FM 3091, go 3.1 mi, bear L on CR 214 and go 0.2 mi, bear L on CR 207 and go 0.4 mi, bear R on Halliday Ln, property at end of road, sign posted.</b>			
Physical Property Description - Public: <b>Madisonville - 205 Acres on county maintained road with scattered oak trees.</b>			
<b>Gently sloping land &amp; soils with a mixture of sandy loam and moderate to clayey. This is an all-around property with a creek, ponds and pasture. Will make an excellent homesite &amp; is ready to build on with electric &amp; phone already on property! Asking \$4,995/acre.</b>			
Living:	Dining:	1st Bed:	4th Bed:
Den:	Kitchen:	2nd Bed:	5th Bed:
GameRm:	Breakfast:	3rd Bed:	Sep Ice Mkr:
Micro:	Dishwshr:	Dispsl:	Prvt Pool: <b>No/</b>
Oven:	Range:	Fireplace: /	Area Pool:
Util Rm:	Connect:		Frnt Door Faces:
Bedrooms:	Mstr Bath:		Foundation:
Rooms:			Heat:
			Cool:
			Water/Swr: <b>No Sewer, No Water</b>
			Util Dist:
Interior:	Flooring:	Countertops:	
Spcl Condt: <b>Survey Required</b>	Defects: <b>No Known Defects</b>	Occupant: <b>Vacant</b>	
Disclosures: <b>No Disclosures</b>			
Exclusions:			
Maint Fee: <b>No/\$</b>		Taxes w/o Exemptions/Yr: \$	Tax Rate: <b>1.82</b>
		<b>239/2010</b>	
Financing Available: <b>Cash Sale, Conventional</b>			



205 AC Halliday

MLS#: 70834110

List Price: \$1,023,975



205 Acre Ranch!



Entrance to 205 Acre Ranch



Beautiful views



Road Frontage



Pond



View of pond & scattered trees



Deer Hunting!



Deer feeder





Wooded area



Deer stand



Open view of property



Hay field



Scattered trees



Tranquility!



Tree line



Cluster of trees

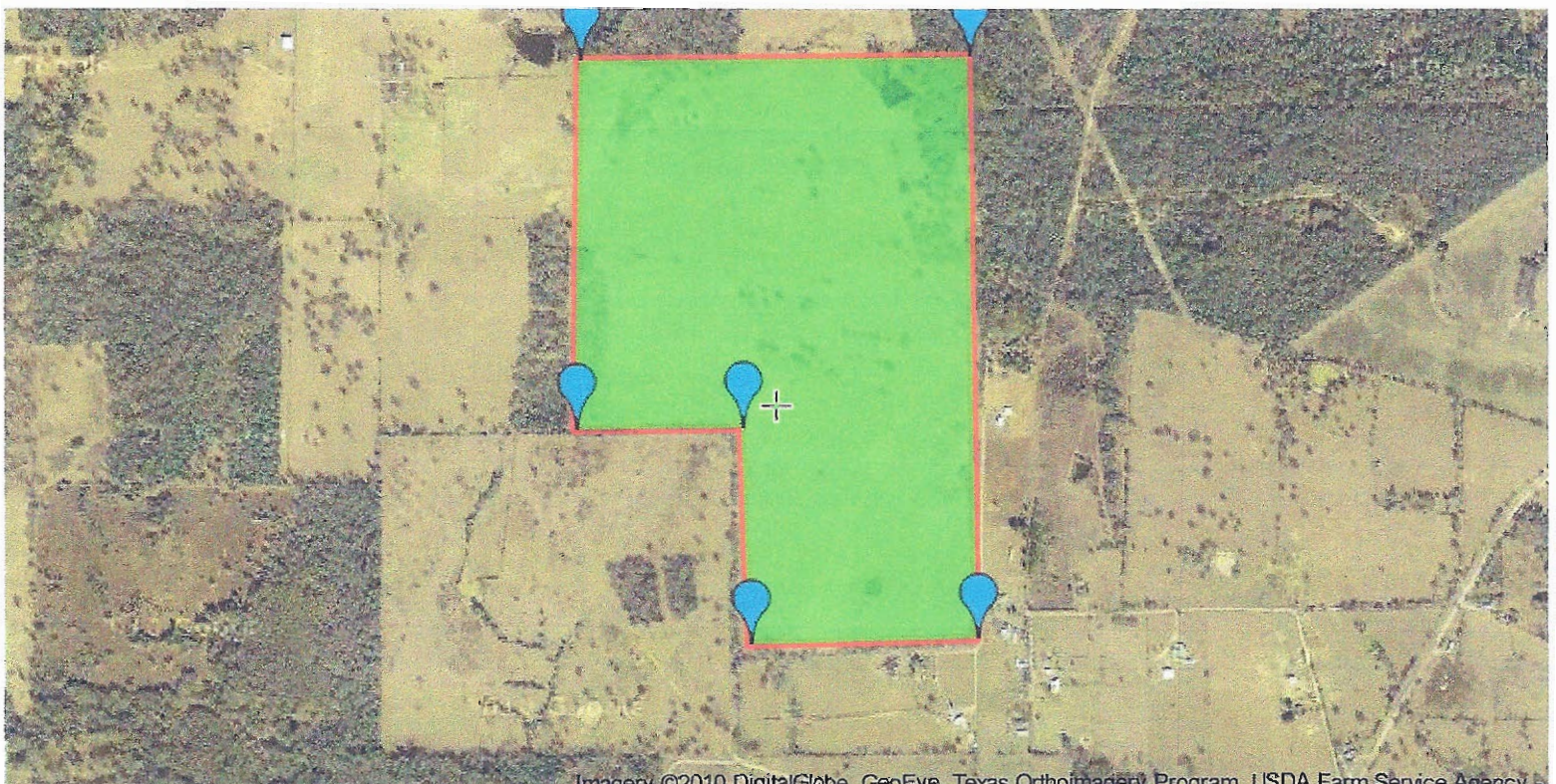
*Data Not Verified/Guaranteed by MLS  
Obtain signed HAR Broker Notice to Buyer Form*

**Prepared by:** [Don Hatcher](#)



Halliday Lane Property  
205 Acres

**DBL DISCLAIMER**  
MEASUREMENTS ARE APPROXIMATED



*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.



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