



2266 Dutton Lane, Madisonville, Tx

Horse Lover's Dream Property! 3/2.5 metal building home, 1800 SF (per seller) on 64 acres. Acreage is 80% open pasture, fenced & cross-fenced with 3 ponds.

Asking \$365,000

Directions

From I-45 N @ Exit #142: Turn (L) onto Hwy 21 & go 2 miles, turn (R) onto Hwy 75 & go 2 miles, turn (L) on CR 301 & go 0.3 mile, turn (R) on Greenbriar Rd & go 1 mile, road curves to the (L), continue 0.7 mile, road curves to the (R) continue on Dutton, go 0.2 mi, property on the (R), sign posted.



Country Homes/Acreage

County: **MADISON**

Area: **62 - Madison County**

Addr: **2266 Dutton**

Sub: **N/A**

Listing Firm: **DBL Real Estate**

Mkt Area: **East-Central Texas**
SqFt: **1800/Seller**

SchDist: **99 - Other**

ML #: **9190475**

Tax Acc #: **21493**

Location: **122 -**

Other Counties in Texas



City: **Madisonville**

State: **Texas**

Also for Lease: **No**

Legal: **A-106, Thomas P Gentry, Tract 4, 64.03**

Acres

House: **No**

Elem: **Madisonville**

Status: **A**

SP/ACR: **\$0.00**

Sec #:

City: **Madisonville**

State: **Texas**

Also for Lease: **No**

Legal: **A-106, Thomas P Gentry, Tract 4, 64.03**

Acres

House: **No**

Elem: **Madisonville**

LP: **\$365,000***

LP/ACR: **\$5700.45**

KM: **999Z**

Zip: **77864-**

Country: **United States**

Miles: **102**

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

General, Property, Utilities and Additional Information

Style: **Traditional**
Main Dwell Extr: **Aluminum**
Acreage: **50 or more Acres**
Road Surface: **Dirt**

Stories: **1**
Main Dwell Type:
Acres: **64.03**

New Construction: **No**
Apprx Comp:
Lot Dim:

Bedrooms: **3/**
FB/HB: **2/1**
Garage: **0/**
Carport: **4/Attached Carport**
Gar/Car **Additional Parking**

Road Front: **County Maintained**

Trees: **Clusters, Hardwood, Partial Coverage**

Topography: **Level**

Waterfront Features:

Access: **Automatic Gate**

Land Use: **Cattle Ranch, Horse Farm, Leisure Ranch,**

Mobile Home Allowed, Unrestricted

Mineral Rights:

Improve: **Barn, Cross Fenced, Fenced, Pastures**

Show: **Appointment Required**

Energy:

Green/Energy Certifications:

Access/Lockbox:

Dir: From I-45: Exit #142 & head west on Hwy 21 for 2 mi., turn R on Hwy 75, go 2 mi., turn L on CR-301, go 0.3 mi., turn R on Greenbriar Rd., go 1 mi., road curves L, continue on CR-302, go 0.7 mi., road curves R, continue on Dutton, go 0.2 mi to drive.

Physical Property Description - Public: **Madisonville - Horse Lover's Dream! 3/2.5 metal building home, 1800 SF (per seller) on 64 acres close to town! Kitchen offers upgraded appliances & an open flow to the living room. Master suite has desk & seating area. Mst bath boast oversized walk-in tiled shower w/ frameless glass door. CH/A, well water, aerobic treatment system, & attached barn w/ stalls & carport. 80% open pasture, fenced & cross-fenced with 3 ponds & lots of wildlife. Perfect weekend home! Asking \$365,000**

Living: **14x21**

Dining: **1st Bed: 22x24**

4th Bed:

Extra Rm:

Den:

Kitchen: **10x15 2nd Bed: 12x15**

5th Bed:

Study/Library:

GameRm:

Breakfast: **3rd Bed: 13x15**

Sep Ice Mkr:

Cmpctr:

Micro:

Dishwshr: **Dispsl:**

Prvt Pool: **No/**

Area Pool:

Oven: **Electric Oven,**

Range: **Electric Range,** Fireplace: **/**

Freestanding Oven

Freestanding Range

Frnt Door Faces:

Util Rm:

Connect: **Electric Dryer Connections, Washer Connections**

Foundation: **Slab**

Bedrooms: **All Bedrooms**

Mstr Bath: **Master Bath Shower Only**

Heat: **Central Electric**

Down

Rooms: **1 Living Area**

Flooring: **Carpet,**

Countertops:

Cool: **Central Electric**

Interior: **Country Kitchen,**

Concrete

Water/Swr: **Septic Tank,**

Island Kitchen

Defects: **No Known Defects**

Well

Spcl Condt: **No Special**

Defects: **No Known Defects**

Util Dist:

Conditions

Disclosures: **Sellers Disclosure**

Occupant: **Owner**

Exclusions:

Maint Fee: **No/\$**

Taxes w/o Exemptions/Yr: **\$ 1,538/2010** Tax Rate: **1.77**

Financing Available: **Cash Sale, Conventional**

Wed, Feb 9, 2011 01:44 PM

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

Prepared by: Don Hatcher

2266 Dutton

MLS#: 9190475

List Price: \$365,000



Horseman's Paradise!



Front view of home



Road Frontage



Kitchen



Living Room view facing the property entrance



Country - flair!



Bedroom



Bedroom



Bathroom with bath tub & separate shower



Upgraded counter tops



Guest bathroom



Plenty of space for the horses to run!



Barn with view of the stalls



Carport facing the stalls



Entrance Driveway w/ side view of home & barn/carport



Fencing & gate



SW corner with view of the home



Scattered trees



A good place for the deer to come



Wooded area on property



Clusters of trees



Pond



Pasture view w/ fence line



Beautiful country views



Open spaces surrounded by clusters of trees

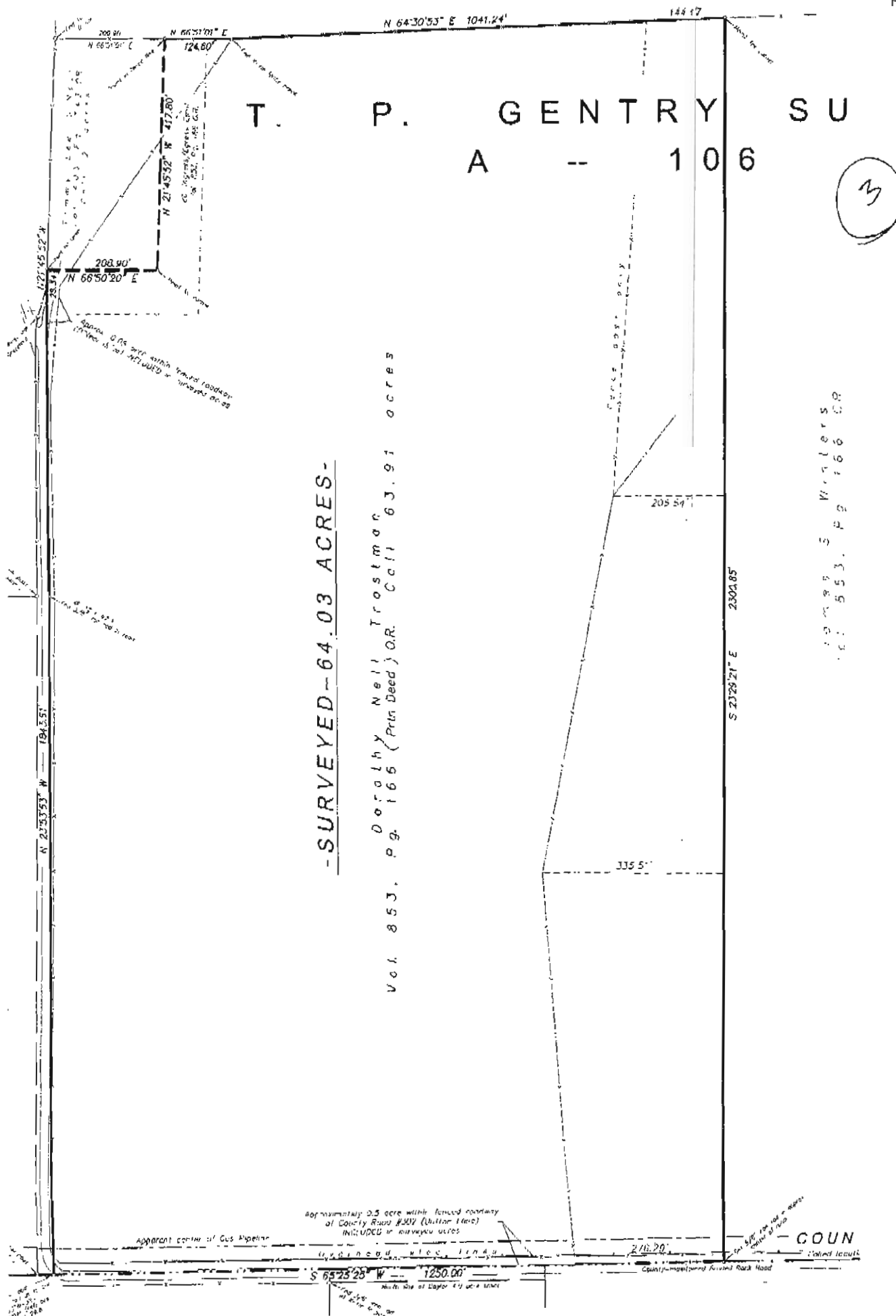


Don't forget the hay for the horses!

Tue, Dec 21, 2010 01:47 PM

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

Prepared by: [Don Hatcher](#)



DBL Disclaimer:
Measurements are Approximated

FULLER and ASSOCIATES1225 11th Street
Huntsville, Texas 77342

(4)

THE STATE OF TEXAS §
COUNTY OF WALKER §

I, the undersigned, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land situated in Madison County, Texas:

Being **64.03 acres** of land, more or less, situated in the T. P. GENTRY SURVEY, Abstract No. 106, Madison County, Texas and being all of the residue of a called 65.91 acre tract (save and except a called 2 acre tract) as described in a Partition Deed from James S. Winters, et al to Dorothy Nell Trostman, dated February 5, 2007 and recorded in Volume 853, Page 166, Official Records, said 64.03 acre tract being more definitely described as follows:

BEGINNING at a point in the fenced roadway of a graded rock road, known locally as "County Road #302" for the southwest corner of said Trostman tract, same being the north line of a called 78.648 acre tract, situated in the J. S. HUNTER SURVEY, Abstract No. 110, as described in a Deed from Mary H. Dutton, et al to Patricia D. Allen, recorded in Volume 398, Page 441, Official Records, set a 5/8" iron rod at a fence post for reference only, N23°53'53"W-32.0 feet and a cross-tie fence corner post found for reference only, bears S65°25'25"W-29.8 feet;

THENCE N23°53'53"W, with the west line of said Trostman tract and being within the fenced roadway of said road, at 1262.3 feet pass a 3/8" iron rod, found for reference only, continuing for a total distance of 1843.61 feet to a point in a barbed-wire fence line for an angle point in the east line of a called 122.498 acre tract, situated in the N. W. KING SURVEY, Abstract No. 259, as described in a Deed from Martin L. Watson to Johnny Sheppard, recorded in Volume 805, Page 200, Official Records;

THENCE N21°45'52"W, with the east fence line of said Sheppard tract, for a distance of 28.34 feet to a 5/8" iron rod set in said fence for the most westerly northwest corner of said Trostman residue tract, same being the apparent southwest corner of a called 2 acre tract as described in a Deed from John T. Stineff to Tommy Lee O'Neal, recorded in Volume 405, Page 743, Official Records;

THENCE, with the common lines of said Trostman and O'Neal tracts, the following calls:

(1). N66°50'20"E- 208.90 feet to a 5/8" iron rod set for corner;
and (2). N21°45'52"W- 417.80 feet to the most northerly northwest corner of said Trostman residue tract, same being a southerly line of tract or parcel of land as partitioned to James S. Winters in said Volume 853, Page 166, set a 5/8" iron rod in a barbed-wire fence line;

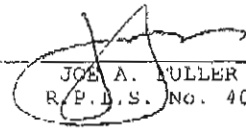
THENCE, with the common lines of said Trostman and Winters tracts, the following calls:

(1). N66°51'01"E- 124.60 feet to a cross-tie fence break;
(2). N64°11'50"E- 916.76 feet to a 5/8" iron rod set for corner;
and (3). S23°29'21"E- 2300.85 feet to the southeast corner of said Trostman tract, same being the north line of a called 79.387 acre tract, situated in the said HUNTER SURVEY, as described in a Deed from Mary H. Dutton, et al to James H. Dutton, recorded in Volume 398, Page 50, Official Records, set a 5/8" iron rod on the south edge of said road;

THENCE S65°25'25"W (Allen deed call), with the south line of said Trostman tract and the north line of said Dutton tract, and generally following the south edge of said road, at 331.2 feet pass a point in said road for the northwest corner of said Dutton tract, at 732.2 feet pass another point for the northeast corner of said Allen 78.648 acre tract, continuing with the north line of said Allen tract, for a total distance of 1250.00 feet to the **PLACE OF BEGINNING**.

Surveyed in June, 2007.

Signed


JOE A. FULLER
R.P.L.S. No. 4066

\2007\TROSTMAN Dorothy-64.03ac.fns

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.



(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

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026

www.zipLogix.com

01A

TREC No. OP-K

Page 1 of 1

Untitled



TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

2266 DUTTON LANE
CONCERNING THE PROPERTY AT MADISONVILLE, TX 77864

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
☐ _____ or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.		✓	
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal		✓	
Emergency Escape Ladder(s)			✓
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain			✓
Gas Fixtures			✓

Item	Y	N	U
Gas Lines (Nat/LP)		✓	
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill		✓	
Patio/Decking		✓	
Plumbing System			✓
Pool			✓
Pool Equipment			✓
Pool Maint. Accessories			✓
Pool Heater			✓
Public Sewer System			✓

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			✓
Rain Gutters		✓	
Range/Stove	✓		
Roof/Attic Vents	✓		
Sauna			✓
Smoke Detector	✓		
Smoke Detector - Hearing Impaired			✓
Spa			✓
Trash Compactor			✓
TV Antenna			✓
Washer/Dryer Hookup	✓		
Window Screens	✓		

Item	Y	N	U	Additional Information
Central A/C	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Evaporative Coolers		✓		number of units: _____
Wall/Window AC Units		✓		number of units: _____
Attic Fan(s)		✓		If yes, describe: _____
Central Heat	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Other Heat		✓		If yes, describe: _____
Oven	✓			number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	✓			<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	✓			<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	✓			number of units: _____ number of remotes: _____
Satellite Dish & Controls	✓			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>Dish</u>
Security System	✓			<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>1</u>
Water Softener	✓			<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler	✓			<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	✓			If yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 1-01-10

Initialed by: Seller: SN, AN and Buyer: _____

Page 1 of 5

Concerning the Property at _____

Water supply provided by: ☒ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☐ other: _____

Was the Property built before 1978? ☒ yes ☐ no ☐ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: metal Age: 3 years (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☒ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/>		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
Located In Floodway		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood- destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Termites or WDI damage needing repair		<input checked="" type="checkbox"/>

(TAR-1406) 1-01-10

Initialed by: Seller: [Signature] and Buyer: [Signature]

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N
☐ ☒

Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.

☐ ☒

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☒ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☒ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☐ ☒

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☒ no If yes, describe: _____

☐ ☒

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☐ ☒

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☐ ☒

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☐ ☒

Any condition on the Property which materially affects the health or safety of an individual.

☐ ☒

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Concerning the Property at MADISONVILLE, TX 77864Section 6. Seller ☐ has ☒ has not attached a survey of the Property.Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- ☒ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☒ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller _____ Date _____ Signature of Seller _____ Date _____
 Printed Name: _____ Printed Name: _____

(TAR-1406) 1-01-10

Initialed by: Seller JN, JN and Buyer: _____

Page 4 of 5

Concerning the Property at 2266 DUTTON LANE
MADISONVILLE, TX 77864

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: <u>ENTERGY</u>	phone #: <u>(800) 368-3749</u>
Sewer: <u>SEPTIC</u>	phone #: _____
Water: <u>WELL</u>	phone #: _____
Cable: _____	phone #: _____
Trash: <u>COUNTY DUMPSTER</u>	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: <u>AT&T</u>	phone #: <u>(800) 288-2020</u>
Propane: _____	phone #: _____

- (5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____	Date _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	



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.
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2266 DUTTON LANE
MADISONVILLE, TX 77864
CONCERNING THE PROPERTY AT _____

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Sprinkler Heads ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Along Fence in front yard. ☐ Unknown
- (4) Installer: _____ ☐ Unknown
- (5) Approximate Age: 3 years ☐ 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? N/A
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (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 EW BN Page 1 of 2

DBL Real Estate 1702 East Main Street, Madisonville TX 77864
Phone: 936-348-9977

Fax: (936) 348-9979

Don & Beverly Hatcher

2266 DUTTON

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035 www.zipform.com

Information about On-Site Sewer Facility concerning 2266 DUTTON LANE
MADISONVILLE, TX 77854

- 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.

Facility	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
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 _____ 2/11/11 _____
 Date

Signature of Seller _____ 2/11/11 _____
 Date

Receipt acknowledged by:

Signature of Buyer _____ Date

Signature of Buyer _____ Date