



PROPERTY DESCRIPTION

Madisonville – Operating Tire Store on 1.56 acres with 40'x50' (2000 sf) steel building built in 2002. Property has 275' of Hwy 21 East frontage.

Asking \$195,000

DIRECTIONS

From I-45N @ exit #142 in Madisonville: Turn R onto Hwy 21 E and go 3/10 of mile, property on R, sign posted.

3532 Hwy 21

MLS#: 96938519

List Price: \$195,000



Hwy 21 Frontage



Front of Steel Building



Front Door to Steel Building



Back of Building



Office Area



Office Area



View of Acreage & Surrounding Land



View of Back of Acreage



View of Acreage & Surrounding Property to R of Building

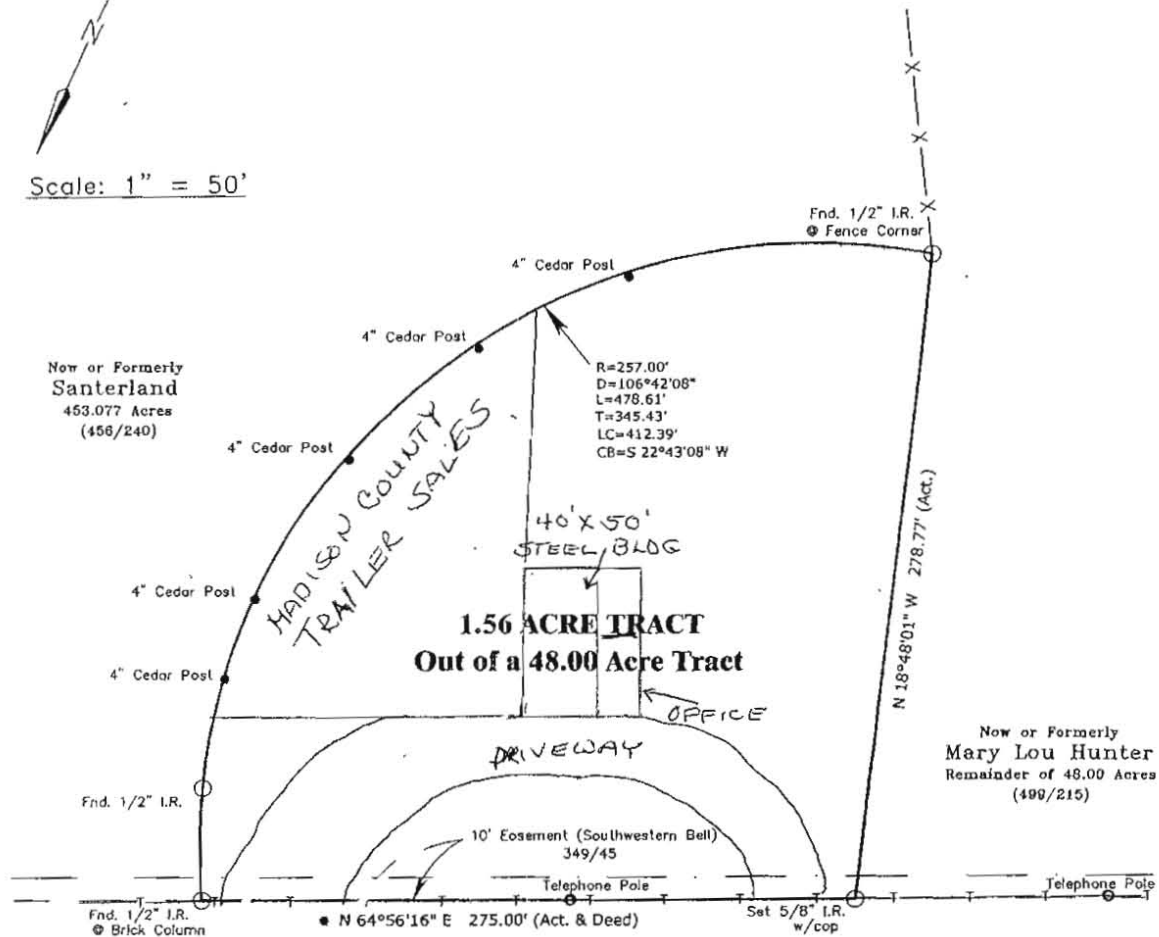
Wed, Nov 10, 2010 02:47 PM

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

Prepared by: [Don Hatcher](#)



Scale: 1" = 50'



3532 State Highway 21 East
MADISONVILLE TX 77864

To IH-45

Deed Bearing used as Basis of Bearing

This survey was prepared with the help of
Landmark Title Company.

C.F. No. 02259

Stephen H. Culp

Being a 1.56 acre tract of land lying and being situated in the JOHN TALBERT
SURVEY, A-30, Madison County, Texas.

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972 do hereby
certify that the above plat is true and correct and agrees with a survey made on the
ground under my supervision on June 12, 2002. I further certify that no
improvements on this property encroach on adjacent property nor do any
improvements on adjacent property encroach on this property, except as shown.

Donald D. Garrett

EASEMENTS:

Easement to Southwestern Bell Telephone Co., recorded in Volume 349,
Page 45. (As shown).

Easement to Gulf States Utilities Co. and Southwestern Bell Telephone Co.,
recorded in Volume 164, Page 660. (does not cross this tract)

Easement to the State of Texas, recorded in Volume 189, Page 88. (does
not cross this tract)

Right-of-way easement to City of Madisonville, recorded in Volume 219,
Page 888. (does not cross this tract)

Right-of-way easement to Pecos Pipeline and Producing Co., recorded in
Volume 265, Page 435. (does not cross this tract)

1.56 ACRE TRACT
Out of a 48.00 Acre Tract
John Talbert Survey, A-30
Madison County, Texas

Field Notes
1.56 Acres

Being all of that certain tract or parcel of land, lying and being situated in the JOHN TALBERT SURVEY, A-30, Madison County, Texas and being a part of that 48.00 acre tract of land conveyed to Mary Lou Hunter by Quickstart Investments, deed recorded in Volume 499, page 215, Deed Records of Madison County, Texas and being described as follows:

BEGINNING; at a 1/2" iron rod found at the most northerly common corner of this tract and the Santerland 453.077 acre tract (called), same being in the southeast right-of-way line of State Highway 21;

THENCE: 478.61 feet along a fence line around a curve with a central angle of $106^{\circ} 42' 08''$ right, a radius of 257.00 feet whose chord bears $S 22^{\circ} 43' 08'' W$ - 412.39 feet to a 1/2" iron rod found at a fence corner, same being a common corner of said tracts;

THENCE: $N 18^{\circ} 48' 01'' W$ - 278.77 feet across said 48.00 acre tract to a 5/8" iron rod with cap set for the west corner of this tract, same being in said State Highway 21 line;

THENCE: $N 64^{\circ} 56' 16'' E$ - 275.00 feet along said State Highway 21 line to the PLACE OF BEGINNING; and containing 1.56 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on June 12, 2002.


A circular surveyor's seal, likely for Donald D. Garrett, with a signature written across it in cursive script. The seal is partially obscured by the signature.

EXHIBIT A

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

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Untitled



Country Homes/Acreage

County: **MADISON**

Area: **62 - Madison
County**

Addr: **3532 Hwy 21**

Sub: **None**

Listing Firm: **DBL Real Estate**

Mkt Area: **MKTAR**

SqFt: **2000/Seller**

SchDist: **99 - Other**

ML #: **96938519** Status: **A**

Tax Acc #: **37837** SP/ACR: **\$0.00**

Location: **108 -
Other Area**



City: **Madisonville**

State: **Texas**

Legal: **A-30, JOHN TALBERT, TR 19-9**

House: **No**

Elem: **Madisonville**

Middle: **Madisonville**

High: **Madisonville**

LP: **\$195,000**

LP/ACR: **\$
125000.00**

Sec #: **KM: 999z**

Zip: **77864-**

Country: **United
States**

Miles:

Also for Lease: **No**

Year Built: **2002/Seller**

Carport: **/**

Gar/Car

Mineral Rights:

Show: **Appointment Required**

General, Property, Utilities and Additional Information

Style:

Main Dwell Extr:

Acreage: **1 Up to 3 Acres**

Road Surface: **Asphalt**

Road Front: **State Highway**

Topography:

Land Use: **Other**

Improve:

Energy:

Green/Energy Certifications:

Access/Lockbox:

Dir: **From I-45 N @ exit #142 in Madisonville: Turn R onto Hwy 21 E and go 3/10 of mile, property on R, sign posted**

Physical Property Description - Public: **Madison County - 1.56 acres with 40'x50' (2000 sf) steel building built in 2002.**

Property has 275' of Hwy 21 East frontage. Asking \$195,000.

Living:

Den:

GameRm:

Micro:

Oven:

Util Rm:

Bedrooms:

Rooms:

Interior:

Spcl Condt: **No Special**

Conditions

Disclosures: **Other Disclosures**

Exclusions:

Maint Fee: **No/\$**

Financing Available: **Cash Sale, Conventional**

Stories:

Main Dwell Type:

Acres: **1.56**

Waterfront Features:

Trees: **No Trees**

Access:

Fireplace: **/**

Countertops:

Defects: **No Known Defects**

Occupant: **Owner**

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

1,250/2010

Tax Rate: **1.82**

Util Dist:

Water/Swr: **Public Sewer, Public**

Water

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