



## **108.44 Acres on FM-1428, Madisonville, TX 77864**

### **Property Description:**

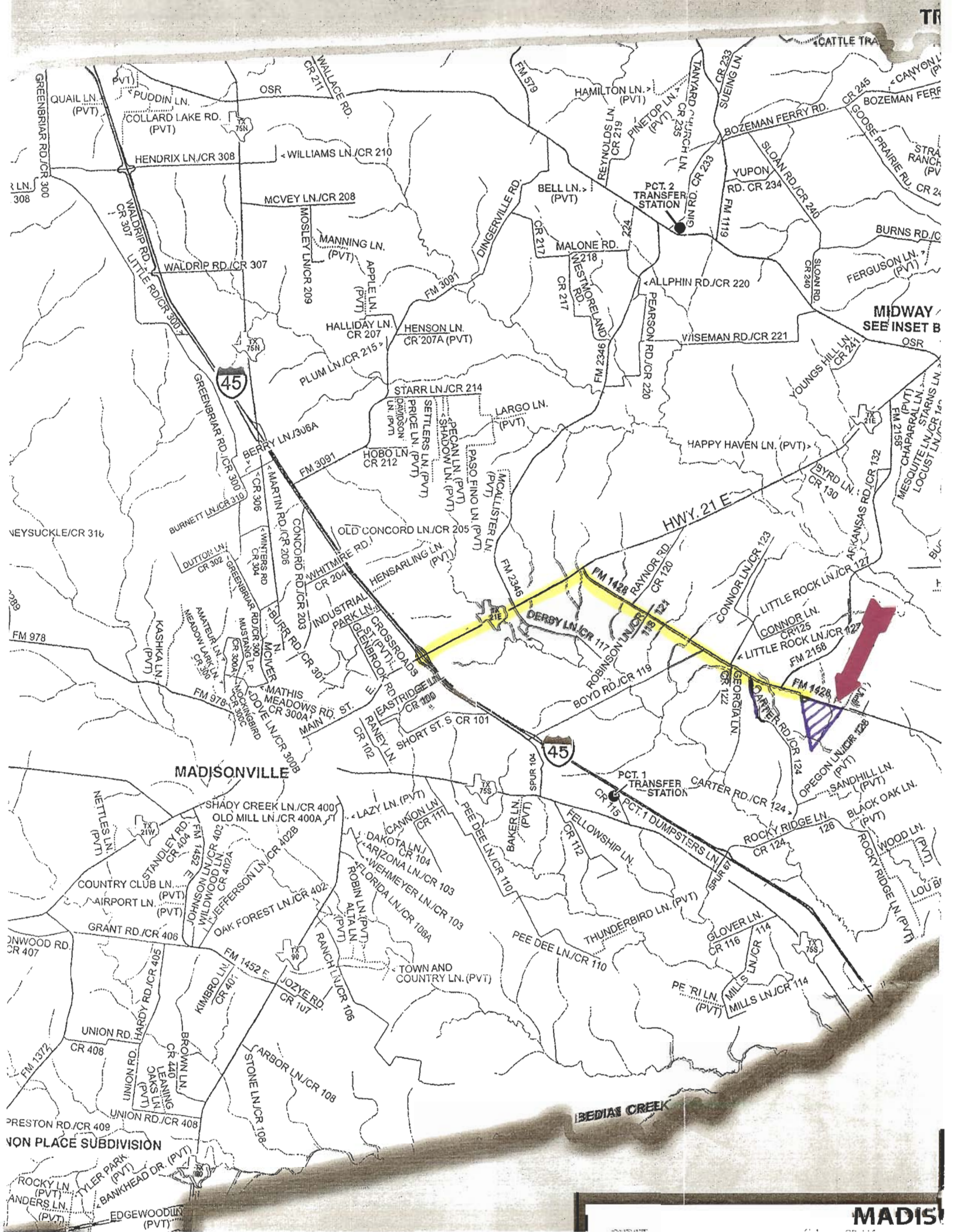
Madison Co. - 108.44 acres - 60% pasture, 40% hardwood and native brush. Over 2900' of paved frontage on FM-1428 with pipe & cable fencing across front. Gorgeous stone entrance. Fully fenced perimeter. 3 ponds. Black Oak Branch crosses property between east and west pastures. Good hay meadows, 283' water well (pump & water line installed to supply the pond near the stone entrance), & lots of wildlife. 10 minutes from town. \$5,000/ac.

### **Directions:**

From I-45: Take Exit #142 and head East on Hwy 21, go 2.6 miles, turn Right onto FM 1428, go 3.6 miles to property on right. Sign posted at the property gate.



**F**



DBL REAL ESTATE  
1702 E. MAIN  
MADISONVILLE, TEXAS 77864  
(936) 348-9977

PROPERTY DATA SHEET

ACREAGE: 108.44 Acres. Lot/Survey A-182, A Park, Tr 4-1, A R Robbins, Tr 39

PRICE: \$5,000/ac. (\$542,200) Terms, Cash or Conventional

MINERALS: Seller reserves the following mineral, royalty, timber or other interests: None – Seller owns none to reserve.  
Reserved by prior owners All of record. To be determined by Title Commitment.

Subject property ( ) is ( ) is not presently under an oil and gas lease.  
Subject property ( ) is ( ) is not presently under a coal and lignite lease.

ACCESS: Subject property has ingress and egress via:  
( X ) Public road, FM-1428 - 2,900' +/- of paved frontage  
( ) Deed easement wide  
( ) Subject property is land-locked with no deeded easement.

TITLE COMPANY: ( X ) A. Title policy issued by Landmark Title Company of Madisonville, TX  
( ) B. The Trustee on any Seller-Financed Note shall be:

SURVEY: ( ) A. No survey is required.  
( X ) B. Seller shall furnish to Buyer Seller's existing survey of the property dated March 1st, 2004.  
( ) C. A survey of the property dated subsequent to the effective date of a contract which shall be furnished within days from the effective date of contract showing the boundaries and visible conditions along the boundaries, perimeter fences, easements, right of way, roadways and computation of area, which shall be furnished and at the expense of ( ) Seller ( ) Buyer by a mutually acceptable Public Surveyor licensed by the State of Texas.  
( ) D. Surveyor:

WATER: Water Supply Company:  
( ) Seller agrees to convey ownership to the water meter with all fees paid. Proration of the water bill shall be made on the basis of the bill of the previous month.  
( ) All transfer fees will be paid by the buyer.

LAND TYPE: ( X ) Pasture Native Grass, 60 % +/-  
( X ) Wooded Hardwood & Native Brush, 40 % +/-  
( X ) Creek Black Oak Branch ( X ) Pond 3 Ponds  
( X ) Soil Fine Sandy Loam – 1 to 3% Slopes

IMPROVEMENTS: Land presently ( ) Home ( ) Residential  
used for: ( ) Cabin ( X ) Recreation/Hunting  
( X ) Ranching ( ) Mobile Home  
( X ) Crop Farming ( ) Double Wide Mobile Home  
( ) Commercial

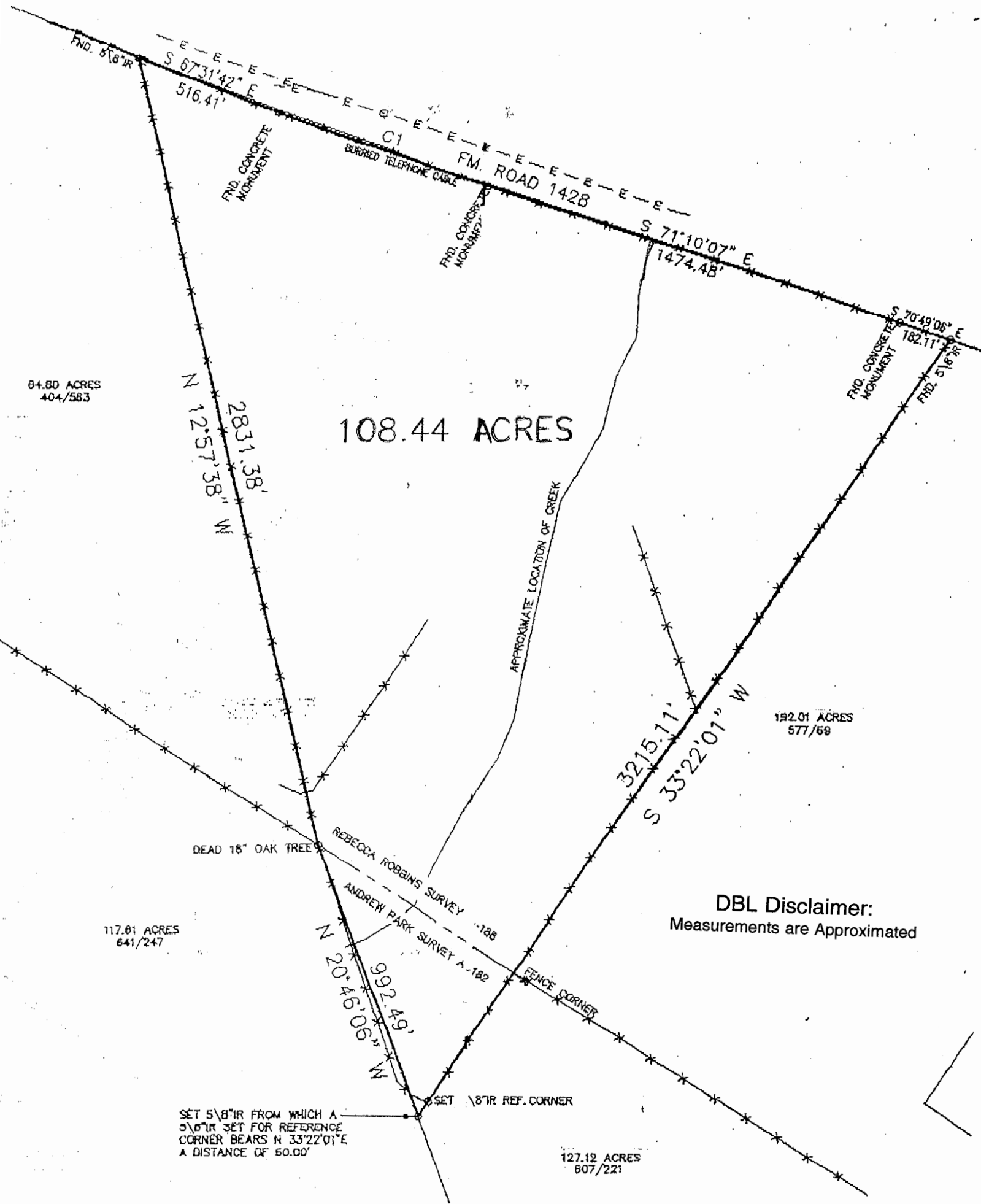
Approx. heated/cooled sq. ft., outside dimensions  
Total Rooms Living Room Size Total Baths  
Total Bedrooms #1 Size #2 Size #3 Size  
( ) Air Cond. ( ) Dining ( ) Brick  
( ) Heat ( ) Breakfast ( ) Frame  
( X ) Water 283' Water Well ( ) Living Room ( ) Slab  
( X ) Electricity Available ( ) Kitchen ( ) Pier & Beam  
( X ) Telephone Available ( ) Fireplace ( ) Barns  
( ) City Gas ( ) Garage ( ) Sheds  
( ) Propane ( ) Carport ( ) Corrals  
( ) Sewer ( ) Utility Room ( X ) Other Automatic Gate  
( ) Septic Tank ( ) Other ( X ) Other Fully Fenced

SCHOOL DISTRICT: Madisonville CISD

TAXES (Per CAD 2008): With AG exemption: County \$ 44.28 + School \$ 98.21 = Total: \$ 142.49

NOTE: All information furnished concerning this property has been obtained from sources deemed reliable and is believed to be correct, but no responsibility is assumed therefore and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.  
Listing # 1768D MLS # 178286

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11509.16'	759.84'	759.70'	S 69°16'01" E	03°46'58"



DBL Disclaimer:  
Measurements are Approximated

PLAT SHOWING SURVEY OF 108.44 ACRES OF LAND BEING OUT OF AND A PART OF THE LAND DESCRIBED AS 4 TRACTS IN DEED FROM C.H. STANFIELD AND WIFE, PATRICIA STANFIELD, TO G.C. BROGDON DESCRIBED IN VOLUME 185, PAGE 635, DEED RECORDS. SITUATED IN THE REBECCA ROBBINS SURVEY A-188, AND THE ANDREW PARK SURVEY A-182, MADISON COUNTY, TEXAS.





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.



01A

TREC No. OP-K

(TAR-2501) 1/1/96

Page 1 of 1

DBL Real Estate 1702 East Main Street, Madisonville TX 77864

Phone: (936) 348-9977

Fax: (936) 348-9979

DBL Real Estate

Pickle to Eage