



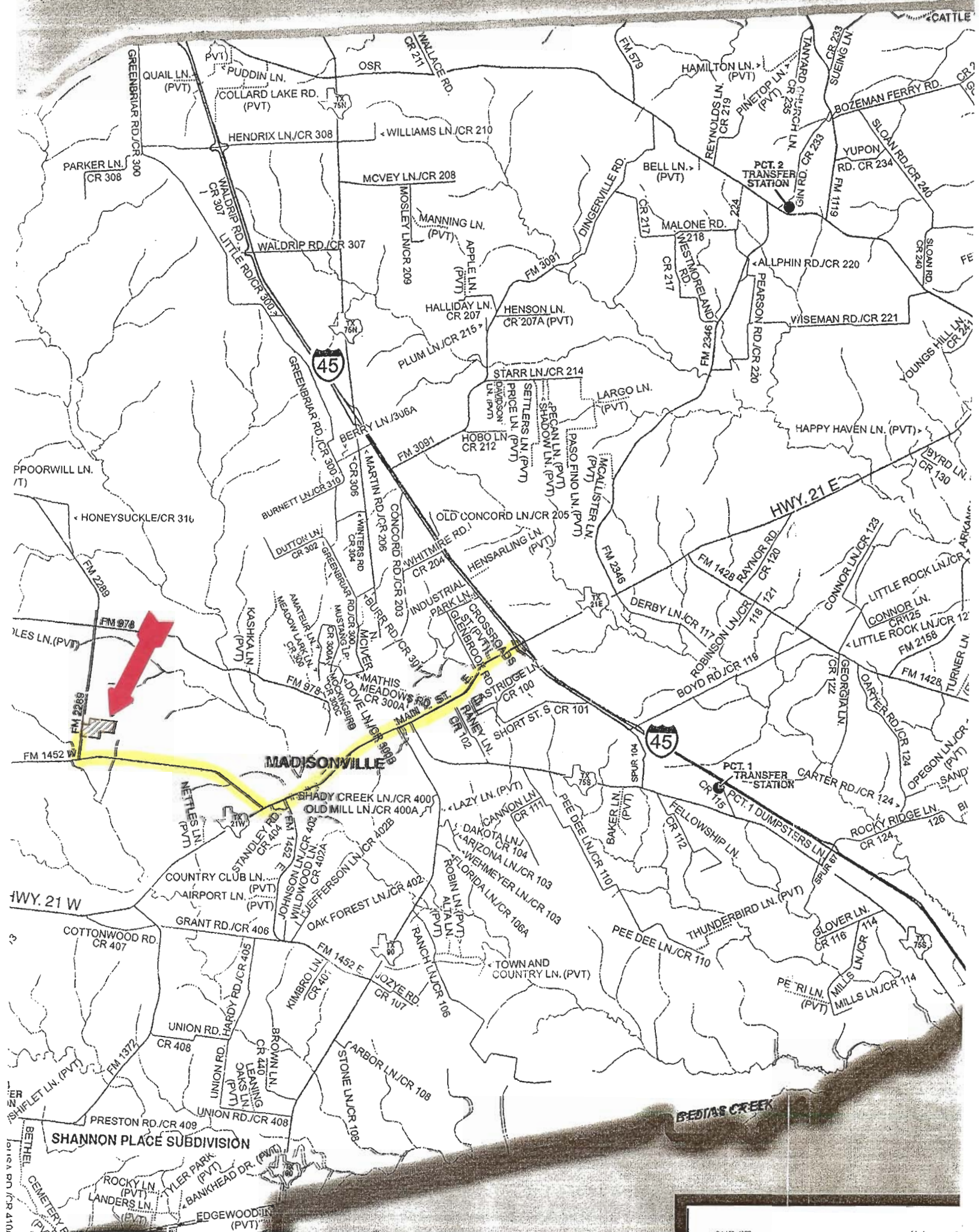
45 Acres on FM-2289, Madisonville, TX 77864

Property Description:

Madison Co. - 45 acres with 590' of paved frontage on FM-2289. Rolling hills, 2 ponds, great cattle or horse operation. Property is under ag exemption. Rural water system and electricity are available. Good homesite just minutes from town. -Reduced!- \$4,000/ac.

Directions:

From I-45: Take Exit #142, head west on Hwy 21 for 4.5 miles, turn Right onto FM-1452, go 2.9 miles, turn Right onto FM-2289, go 0.4 miles. Property on right. Sign Posted.



PROPERTY DATA SHEET

MINERALS: Seller reserves the following mineral, royalty, timber or other interests: **All the Minerals, Mineral Leases, and Royalties that Seller Owns**
Reserved by prior owners **All of Record. To be Determined by Title Commitment.**

ACCESS: Subject property has ingress and egress via:

(☒) Public road, FM-2289 – 590'+/- Paved Frontage

(☐) Deed easement _____ wide _____

(☐) Subject property is land-locked with no deeded easement.

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

SURVEY:

() A. No survey is required.

() B. Seller shall furnish to Buyer Seller's existing survey of the property dated _____, _____.

(X) 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: High Prairie Water Supply Corp. - Available -

() 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 , 98 % +/ _____
 (X) Wooded Scattered Hardwoods & Brush , 2 % +/ _____
 () Creek _____ (X) Ponds 1 Pond
 (X) Soil Zulch Fine Sandy Loam, 1 to 3% Slopes | Gredge Fine Sandy Loam, 1 to 5% Slopes

IMPROVEMENTS: Land presently used for:

☐ Home	☐ Residential
☐ Cabin	☐ Recreation/Hunting
☒ Ranching	☐ Mobile Home
☒ Crop Farming	☐ Double Wide Mobile Home
☐ Commercial	

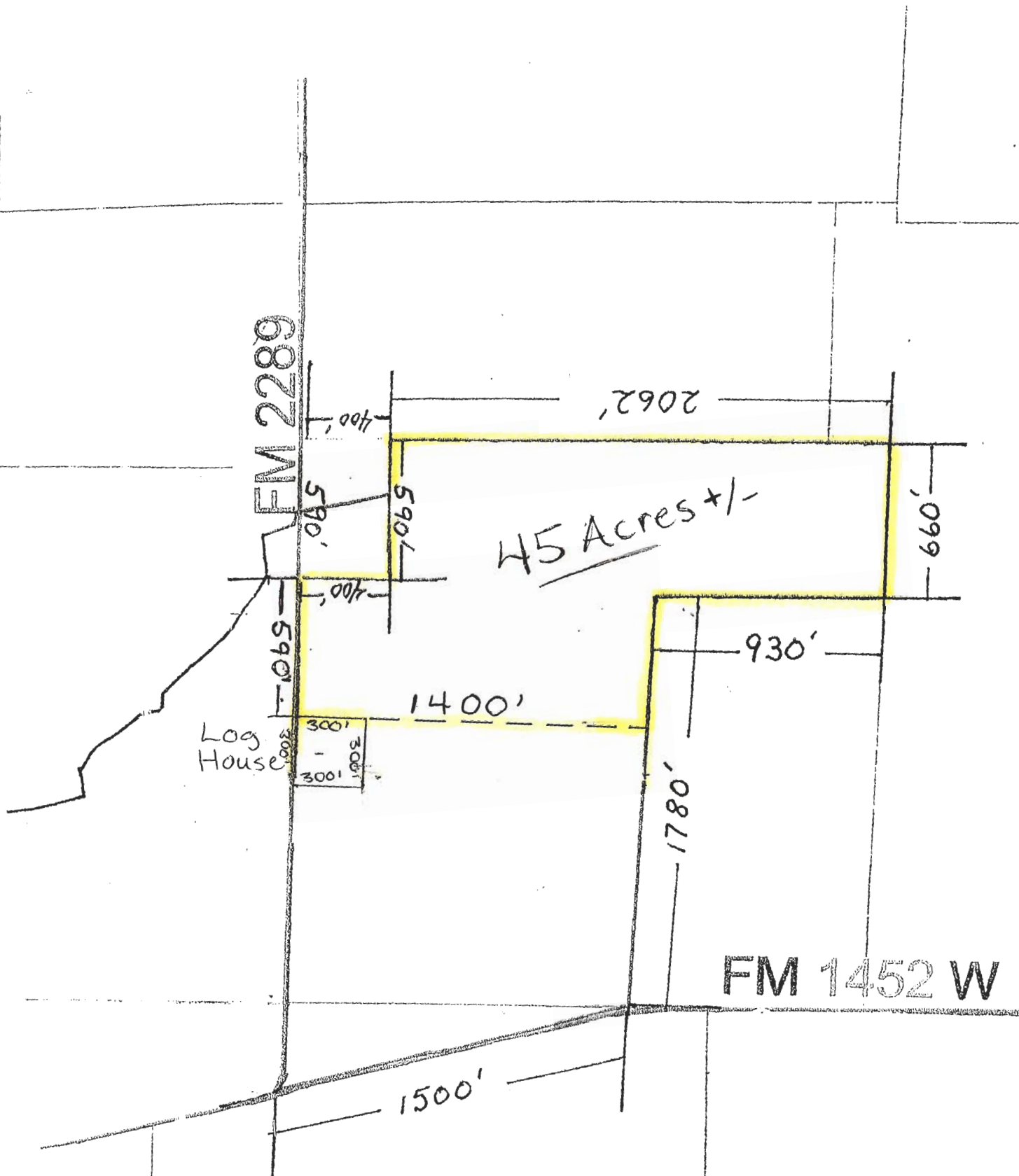
Approx. heated/cooled sq. ft. _____, outside dimensions _____
 Total Rooms _____ Living Room Size _____ Total Baths _____
 Total Bedrooms _____ #1 Size _____ #2 Size _____ #3 Size _____

() Air Cond.	() Dining	() Brick
() Heat	() Breakfast	() Frame
(X) Rural Water Available	() Living Room	() Slab
(X) Electricity Available	() Kitchen	() Pier & Beam
() Telephone	() Fireplace	() Barns
() City Gas	() Garage	() Sheds
() Propane	() Carport	() Corrals
() Sewer	() Utility Room	() Other
() Septic Tank	() Other	(X) Fencing All Sides Except Southern Boundary Line

TAXES (ESTIMATED*): With AG Use Reduction: County \$ 14.84 + School \$ 32.92 = Total: \$ 47.76
***Estimated Values – These figures have been estimated based on 2008 Property Taxes. Tax valuations are subject to change. See applicable disclaimer below:**

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.

MLS # 3656134



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

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.



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TREC No. OP-K

(TAR-2501) 1/1/96

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