

For Sale



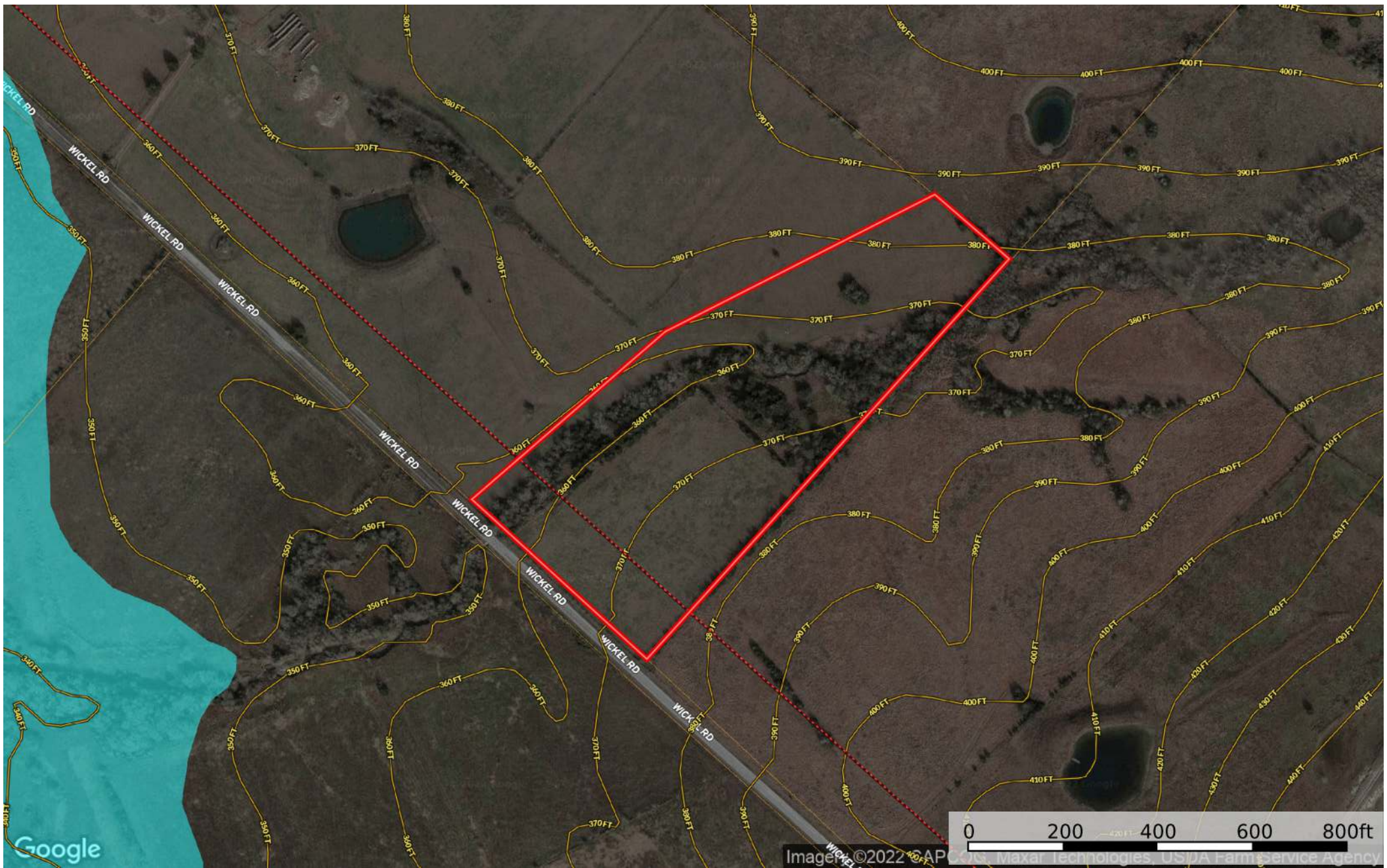
10 acre property halfway between Round Top & Burton

Enjoy year round shopping, events and live music as well as excellent dining, wineries, breweries and more.

Tract is being taken out of a larger property and currently has agricultural use in place with cattle grazing and hay production. Additional features are meandering seasonal creek, partially fenced, paved road frontage and electricity crossing the property. For info call Susan at 979-251-4078.

\$395,000 Market Realty, Inc.

burton@marketrealty.com



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Crude Oil
- Natural Gas
- Other

Blakey Surveying, LLC

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone 979-289-3900

ROBIN LYN BOEHNEMANN
10.00 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 10.00 acres, situated in Washington County, Texas, being out of the Gilbert Longstreet Survey, Abstract No. 154, and being a portion of a called 73.56 acre tract described in that deed dated July 26, 2021 from Quin Dell Kroll, Jr. to Robin Lyn Boehnemann, recorded in Volume 1791, Page 530 of the Official Records of Washington County, Texas, said 10.00 acre tract being more particularly described as follows:

BEGINNING at a found ½ inch iron rod in a 4 inch x 4 inch concrete monument near fence corner, lying in the Northwest line of the Paula Ann Batey called 85.80 acre tract (Volume 1665, Page 862, Official Records of Washington County, Texas), marking the South corner of the Douglas Eschenberger called 73.03 acre tract (Volume 1457, Page 0846, Official Records of Washington County, Texas), marking the East corner of the original called 73.56 acre tract (hereafter referred to as "original tract"), and marking the East corner of the herein described tract;

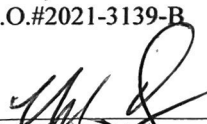
THENCE along the Northwest line of the Batey tract, with the Southeast line of the original tract, S 40deg 15min 30sec W (record bearing for the Northwest line of the Batey tract, this line being the BASIS OF BEARING LINE for this survey), at 1157.79 ft. passing a found ½ inch iron rod lying in the Northeast margin of Wickel Road (public right-of-way), and CONTINUING for a TOTAL DISTANCE of 1181.50 ft., to a point in road, marking the South corner of the original tract, and marking the South corner of the herein described tract;

THENCE with a portion of the apparent Southwest line of the original tract (this line running within the fenced margin of Wickel Road), N 49deg 19min 09sec W, 510.76 ft., to a point in said road, marking the West corner of the herein described tract;

THENCE departing the Southwest line of the original tract, with the Northwest line of the herein described tract, N 51deg 07min 12sec E, at 28.13 ft. passing a ½ inch iron rod, set for corner, lying in the Northeast margin of Wickel Road, and CONTINUING for a TOTAL DISTANCE of 566.47 ft., to a ½ inch iron rod, set for corner; and, N 60deg 09min 32sec E, 651.43 ft., to a ½ inch iron rod, set for corner, lying in the Southwest line of the aforementioned Eschenberger tract, and marking the North corner of the herein described tract;

THENCE along a portion of the Southwest line of said Eschenberger tract, with the Northeast line of the herein described tract, S 52deg 31min 59sec E, 182.48 ft., to the **PLACE OF BEGINNING** and containing 10.00 acres of land (of which 0.28 acres lies within Wickel Road).

January 27, 2022
W.O.#2021-3139-B



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.



cm = control monument
OHE = overhead electric line
pp = power (utility) pole

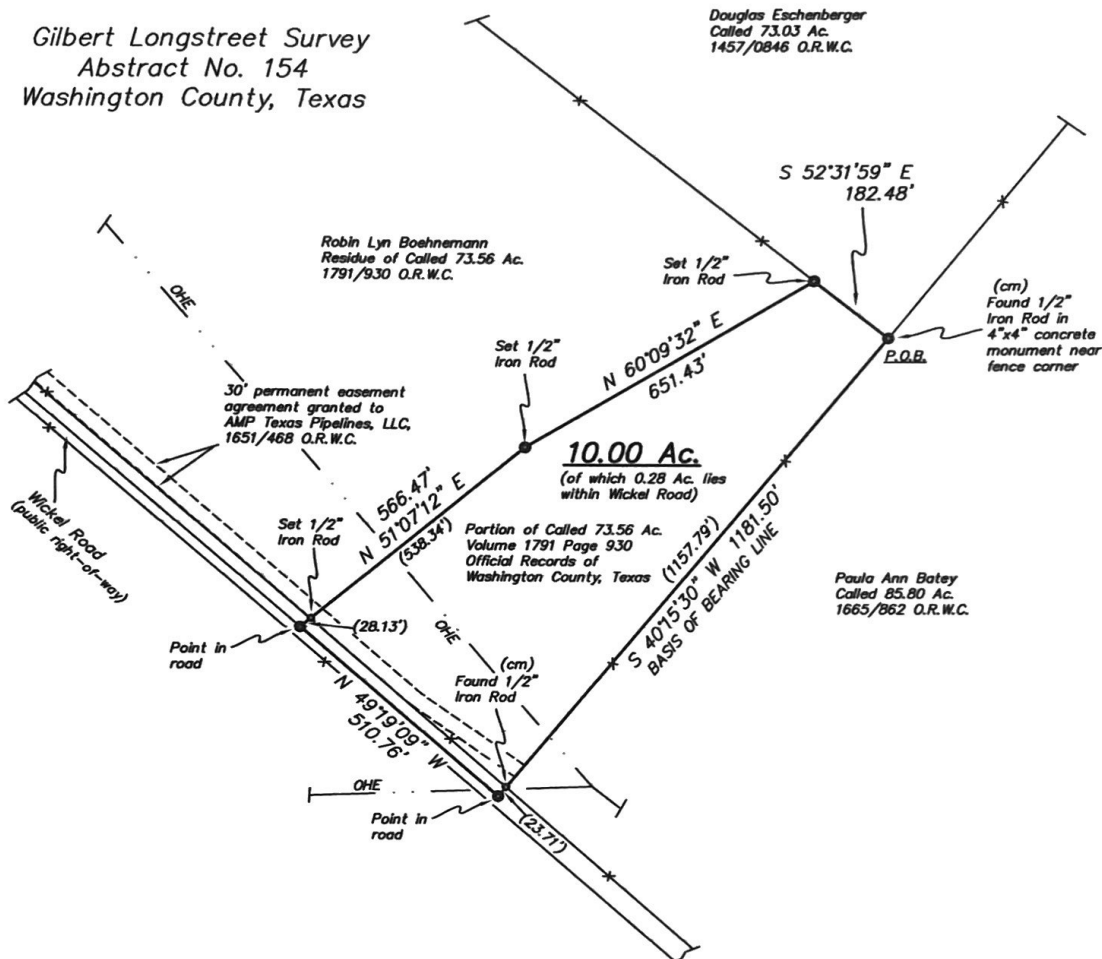
Bearings shown hereon are based on the record bearing for a Northwest line of the Paula Ann Batey called 85.80 acre tract, recorded in 1665/862 O.R.W.C.

The tract shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas. Map Number 48477C0425D, effective date 05/16/2019.

This plat accompanied by metes and bounds description.

Scale 1" = 300'

Gilbert Longstreet Survey
Abstract No. 154
Washington County, Texas



I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on January 27, 2022, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

Michael J. Blakey
Registered Professional Land Surveyor No. 5935



Robin Lyn Boehnemann

Blakey Surveying, LLC

RPLS 4052 RPLS 5935

4650 Wilhelm Lane
Burton, Texas 77835

(979) 289-3900

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Susan Kiel

Information available at www.trec.texas.gov
IABS 1-0 Date

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