



For Sale on Market

\$354,900

Call (903) 626-6677 Today!

GENERAL DESCRIPTION

Subdivision: Lakewood

Property Type: Single-Family

Bedrooms: 3

Baths: 2 Full

Stories: 2

Garage: 2 / Attached

Style: Traditional

Year Built: 1997

Building Sqft: 1,771 / Appraisal

Lotsize: 73,660 / Appraisal District

Maintenance Fee: \$13 / Annually

Market Area: Buffalo Area

MLS# / Area: 60913617 / 63

SINGLE-FAMILY, 3 BEDS, 2 FULL BATH(S)

Lake Views in Lakewood! Absolutely charming 3 bedroom, 2 bath, 1.5 story home situated on 3 corner lots for approximately 1.69 acres of serenity! Enjoy the lake views and none of the waterfront maintenance. This home is spacious with an open concept living/dining and adjoining kitchen with easy care floors. The living room has a gas log fireplace surrounded by built in bookshelves and plenty of room to gather around. Off the kitchen you'll find a 2 car garage with workshop area. There's a downstairs primary bedroom with ensuite bathroom, another downstairs bedroom, and a bonus room on the second floor. The primary bedroom also has an attached sunroom, just perfect for an office or craft zone! Enjoy morning coffee on the front porch with lake views or walk out to the back patio with sounds of nature all around. Lakewood Subdivision has its own park area with a boat ramp in addition to being just around the corner from Brazos River Authority Park #5 with more boat ramps and facilities



**Get in touch
Brenda Thomas**

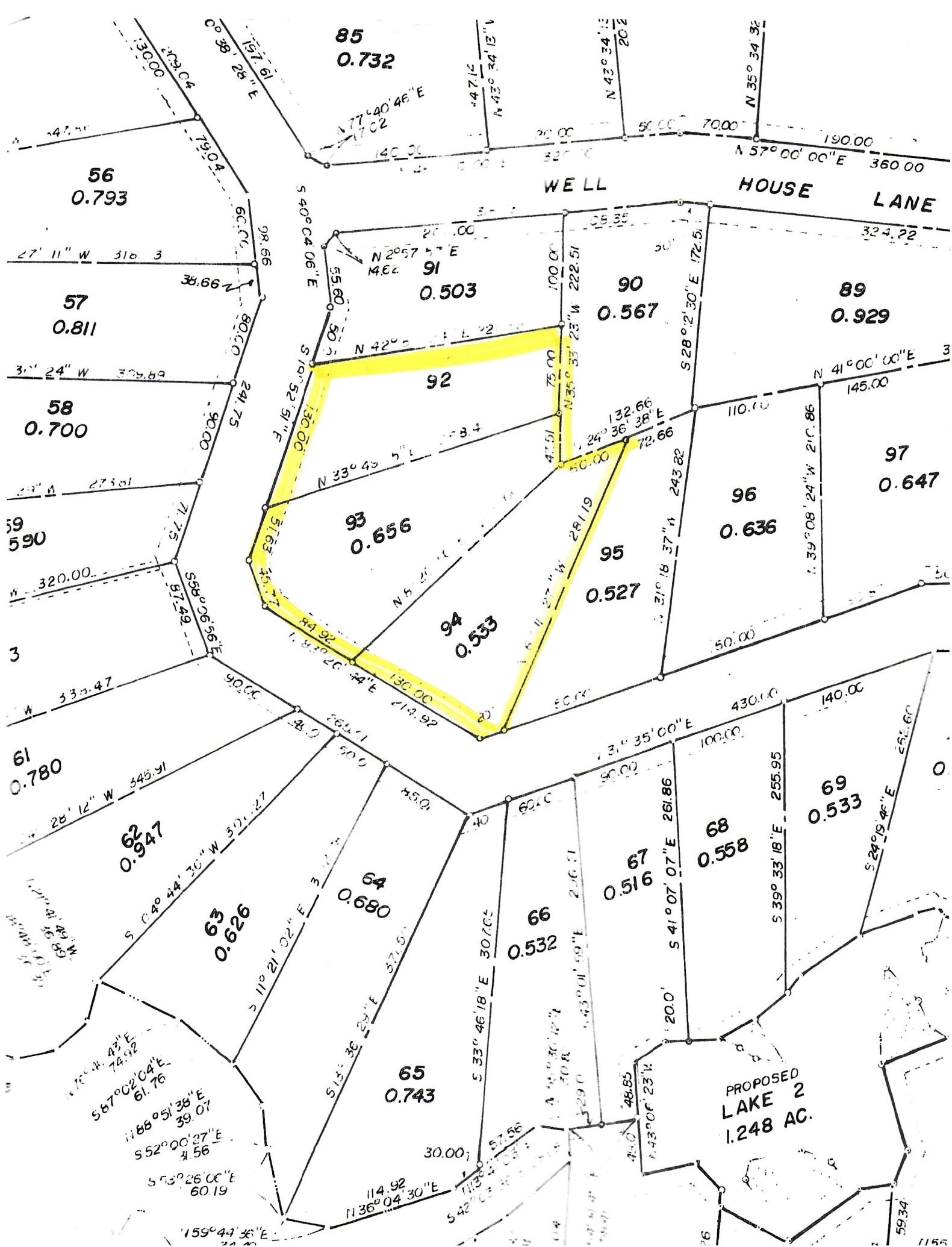
(903) 626-6677



Red Barn Realty
(903) 626-6677

19778 County Road 377, Marquez, TX 77865

Visit <https://www.har.com/60913617> for more information



85
0.732

56
0.793

57
0.811

58
0.700

59
5.90

61
0.780

62
0.947

63
0.626

93
0.656

94
0.533

65
0.743

66
0.532

67
0.516

68
0.558

69
0.533

91
0.503

90
0.567

89
0.929

97
0.647

96
0.636

PROPOSED
LAKE 2
1.248 AC.

WELL HOUSE LANE

RED BARN REALTY
P. O. BOX 355
JEWETT, TX 75846
(903) 626-6677

PROPERTY DATA SHEET

ACREAGE: 1.691 ac +/- acres Lot Lots 92, 93, 94 Lakewood

PRICE: \$354900 Terms, Cash or New Loan

MINERALS: Seller agrees to convey % of the oil & gas minerals.
Seller agrees to convey % of the other minerals.

Reserved by All of Record
prior owners All of Record

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 & egress via:
(X) Public road, 19778 CR 377 Marquez, TX 77865
() Deed easement wide
() Subject property is land locked, no deeded easement.
(X) A. Title policy issued by
() 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
() 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
() 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.

WATER: Concord Robbins Water Supply
() All transfer fees will be paid by the buyer.

LAND TYPE: () Pasture % +/-
(X) Wooded % +/-
() Creeks () Lakes
() Soil

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

LakeView
Built 1997
Approx. heated/cooled sq. ft. 1771 +/-, outside dimensions
Total Rooms Living Room Size Total Baths 2
Total Bedrooms 3 #1 Size 16x16 #2 Size 13x14 #3 Size 15x15

Lakewood HOA
\$13/month paid annually
(X) Air Cond. (X) Dining () Brick
(X) Heat () Breakfast () Frame
(X) Water (X) Living Room () Slab
(X) Electricity (X) Kitchen (X) Pier & Beam
() Telephone (X) Fireplace gas log () Bams
() City Gas (X) Garage 2 car () Sheds
() Propane () Carport () Corrals
() Sewer () Utility Room () Other
(X) Septic Tank () Other () Other

SCHOOL DISTRICT: Leon ISD

TAXES: 2025 County \$ XXXXXXXXXXXXXXXXXX, School \$ XXXXXXXXXXXXXXXXXX, City \$ 3744.86

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.



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.**

CONCERNING THE PROPERTY AT 19778 CR 377
Marquez, TX 77865

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? 7-25-2024 (approximate date) 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	☒		
Liquid Propane Gas:	☒		
-LP Community (Captive)		☒	
-LP on Property	☒		

Item	Y	N	U
Natural Gas Lines		☒	
Fuel Gas Piping:		☒	
-Black Iron Pipe		☒	
-Copper		☒	
-Corrugated Stainless Steel Tubing		☒	
Hot Tub		☒	
Intercom System		☒	
Microwave	☒		
Outdoor Grill		☒	
Patio/Decking	☒		
Plumbing System	☒		
Pool		☒	
Pool Equipment		☒	
Pool Maint. Accessories		☒	
Pool Heater		☒	

Item	Y	N	U
Pump: <u> </u> sump <u> </u> 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	☒		
Public Sewer System		☒	

Item	Y	N	U	Additional Information
Central A/C	☒			☒ electric ☐ gas number of units: <u> 1 </u>
Evaporative Coolers		☒		number of units: <u> </u>
Wall/Window AC Units	☒			number of units: <u> 2 </u>
Attic Fan(s)		☒		if yes, describe: <u> </u>
Central Heat	☒			<u> </u> electric ☒ gas number of units: <u> 1 </u>
Other Heat	☒			if yes, describe: <u> Fireplace </u>
Oven	☒			number of ovens: <u> 1 </u> electric ☐ gas other: <u> </u>
Fireplace & Chimney	☒			<u> </u> wood ☐ gas logs ☐ mock other: <u> </u>
Carport		☒		attached ☐ not attached
Garage	☒			☒ attached ☐ not attached
Garage Door Openers	☒			number of units: <u> 1 </u> number of remotes: <u> 2 </u>
Satellite Dish & Controls		☒		owned ☐ leased from: <u> </u>
Security System		☒		owned ☐ leased from: <u> </u>

(TXR-1406) 07-10-23

Initialed by: Buyer: , and Seller: EAT,

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Concerning the Property at _____

Solar Panels	☐	☒	☐	owned	leased from:
Water Heater	☒	☐	☐	electric ☒ gas ☐ other:	number of units: 1
Water Softener	☐	☒	☐	owned	leased from:
Other Leased Item(s)	☐	☒	☐	if yes, describe:	
Underground Lawn Sprinkler	☒	☐	☐	☒ automatic ☐ manual	areas covered
Septic / On-Site Sewer Facility	☒	☐	☐	if yes, attach Information About On-Site Sewer Facility (TXR-1407)	

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 TXR-1906 concerning lead-based paint hazards).

Roof Type: Metal over garage and shingles on house Age: 1 (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	☐	☒
Ceilings	☐	☒
Doors	☐	☒
Driveways	☐	☒
Electrical Systems	☐	☒
Exterior Walls	☐	☒

Item	Y	N
Floors	☐	☒
Foundation / Slab(s)	☐	☒
Interior Walls	☐	☒
Lighting Fixtures	☐	☒
Plumbing Systems	☐	☒
Roof	☐	☒

Item	Y	N
Sidewalks	☐	☒
Walls / Fences	☐	☒
Windows	☐	☒
Other Structural Components	☐	☒

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	☐	☒
Asbestos Components	☐	☒
Diseased Trees: ☐ oak wilt ☐	☐	☒
Endangered Species/Habitat on Property	☐	☒
Fault Lines	☐	☒
Hazardous or Toxic Waste	☐	☒
Improper Drainage	☐	☒
Intermittent or Weather Springs	☐	☒
Landfill	☐	☒
Lead-Based Paint or Lead-Based Pt. Hazards	☐	☒
Encroachments onto the Property	☐	☒
Improvements encroaching on others' property	☐	☒
Located in Historic District	☐	☒
Historic Property Designation	☐	☒
Previous Foundation Repairs	☐	☒

Condition	Y	N
Radon Gas	☐	☒
Settling	☐	☒
Soil Movement	☐	☒
Subsurface Structure or Pits	☐	☒
Underground Storage Tanks	☐	☒
Unplatted Easements	☐	☒
Unrecorded Easements	☐	☒
Urea-formaldehyde Insulation	☐	☒
Water Damage Not Due to a Flood Event	☐	☒
Wetlands on Property	☐	☒
Wood Rot	☐	☒
Active infestation of termites or other wood destroying insects (WDI)	☐	☒
Previous treatment for termites or WDI	☐	☒
Previous termite or WDI damage repaired	☐	☒
Previous Fires	☐	☒

(TXR-1406) 07-10-23

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

Red Barn Realty, PO Box 355 Jewett TX 75846
Douglas Thomas

Phone: 9036266677

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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Tholcken

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Concerning the Property at _____

Previous Roof Repairs	☒	☐
Previous Other Structural Repairs	☐	☒
Previous Use of Premises for Manufacture of Methamphetamine	☐	☒

Termite or WDI damage needing repair	☐	☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*	☐	☒

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

Replaced roof in 2024. Tree branch fell on metal garage roof and ripped hole in it so we replaced both metal and shingled roofs.

*A single blockable main drain may cause a suction entrapment hazard for an individual.

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 conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- ☒ Present flood insurance coverage.
- ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☒ Previous flooding due to a natural flood event.
- ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ☒ Located __ wholly __ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- ☒ Located __ wholly __ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☒ Located __ wholly __ partly in a floodway.
- ☒ Located __ wholly __ partly in a flood pool.
- ☒ Located __ wholly __ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

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Concerning the Property at _____

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? ___ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ___ yes ☒ no If yes, explain (attach additional sheets as necessary): NA

Section 8. 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, with unresolved 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: Lakeview

Manager's name: _____ Phone: _____

Fees or assessments are: \$ 13 per month 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: Park and boat ramp

☒ ☐

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).

☒ ☐

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

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Initialed by: Buyer: _____, _____ and Seller: EAT

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Concerning the Property at _____

☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.

☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

Section 9. 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 10. 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 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☒ yes ☐ no

Section 12. 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 13. 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.

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

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Concerning the Property at _____

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.

Authentisign Edward A. Tholcken, Jr.	08/07/2025		
Signature of Seller	Date	Signature of Seller	Date
Printed Name: <u>Edward A. Tholcken</u>		Printed Name: _____	

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 <https://publicsite.dps.texas.gov>. 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 the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: <u>NVEC</u>	phone #: <u>800-445-8920</u>
Sewer: <u>NA</u>	phone #: _____
Water: <u>Concord Robbins</u>	phone #: <u>903-626-4330</u>
Cable: <u>NA</u>	phone #: _____
Trash: <u>NA</u>	phone #: _____
Natural Gas: <u>NA</u>	phone #: _____
Phone Company: <u>NA</u>	phone #: _____
Propane: <u>Leon Gas Co.</u>	phone #: <u>800-533-2605</u>
Internet: <u>NA</u>	phone #: _____

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Initialed by: Buyer: _____, _____ and Seller:

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EAT

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Concerning the Property at _____

(7) 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: _____	