

DBL REAL ESTATE
1702 E MAIN ST
MADISONVILLE, TX 77864
(936) 348-9977 PH/(936) 348-9979 FAX



8250 BLACK OAK LN, MIDWAY 75852

General Property Description: 3/2/1 CPT, 1538 SF, built 1982 (per CAD)

Acreage: 16.743 Acres

Road Frontage: Dirt – Private Road

School District: Madisonville CISD

Water/Sewer: Water Well/Septic System

2014 Tax Information: \$843.61 (exemptions); \$1,197.84 (AG Reduction Only)

List Price: \$149,500

Buyer's Agents Welcome, but Must Accompany Client from Initial Showing Forward to Participate in Principal Broker's Commission. DBL Real Estate Strives to represent all properties accurately but DBL Real Estate does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us. Though all information presented is believed to be reliable we do not guarantee the reliability of any information given. Buyer should independently verify all information.



**Country
Homes/Acreage**
County: **Madison**
Area: **62 - Madison
County**

Addr: **8250 Black Oak**

Sub: **Bert Dickens**

Listing Firm: **DBL Real Estate**

Mkt Area: **Other**

SqFt: **1538/Appraisal
District**

SchDist: **99 - Other**

ML #: **30370618**

Tax Acc #: **23515**

Location: **122 - Other Counties in
Texas**



Legal: **A-231-2, J Worsham, Bert Dickens 208 Ac Sub**

House: **Yes**

Elem: **MADISONVILLE ELEMEN**

Status: **A**

SP/ACR: **\$0.00**

Sec #:

City: **Madisonville**

State: **Texas**

Also for Lease: **No**

Year Built: **1982/Appraisal District**

Middle: **MADISONVILLE
JUNIOR**

LP: **\$149,500**

LP/ACR: **\$ 8929.10**

KM:

Zip: **77864-**

Country: **United States**

Miles:

High: **MADISONVILLE
HIGH S**

**SCHOOL INFO IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST
INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.**

General, Property, Utilities and Additional Information

Style: **Ranch**

Main Dwell Extr:

Acreage: **15 Up to 20 Acres**

Road Surface: **Dirt**

Road Front: **Private**

Topography:

Land Use: **Horses Allowed, Hunting, Leisure Ranch, Mobile Home Allowed, Unrestricted**

Improve:

Energy: **Ceiling Fans**

Green/Energy Certifications:

Access/Lockbox:

Dir: **Exit #142 @ I-45 N, turn right onto TX-21, go 2.6 miles to FM 1428, turn right, go 2.9 mi, turn left onto Carter Road, go 2.6 mi, turn left onto Rocky Ridge, go .9 mi, turn left onto Black Oak, go app .9 mi to property on right Bridge is out Spur 67**

Physical Property Description - Public: **Madisonville Hunting Property Available! This property has it all to be your weekend retreat or full-time living in the country. 3/2 Home, 1538 SF, built 1982 w/ main addition added 2010 (per CAD). Home features Great Room with plenty of room for dining, entertaining & media center & a bonus room. Master bath has soaking tub & over-sized shower w/ bench. Land has gated entrance, fenced/X-fenced, pond & 20X60 Barn. Asking \$149,500**

Living: **13X14**

Den:

GameRm:

Micro: **No**

Oven: **Electric Oven**

Util Rm: **Utility Rm in House**

Bedrooms: **All Bedrooms Down**

Rooms:

Interior:

Spcl Condt: **No Special Conditions**

Disclosures: **Sellers Disclosure**

Exclusions:

Maint Fee: **No/\$**

Financing Available: **Cash Sale, Conventional**

Stories:

Main Dwell Type:

Acres: **16.743**

Waterfront Features:

New Construction: **No/**

Apprx Comp:

Lot Dim:

Trees: **Clusters**

Access:

Show: **Appointment Required**

Lot Desc:

Dining: **14X16**

Kitchen: **10X14**

Breakfast:

Dishwshr: **Yes**

1st Bed: **10X16**

2nd Bed: **10X12**

3rd Bed: **8X10**

Dispsl: **No**

4th Bed:

5th Bed:

Sep Ice Mkr:

Prvt Pool: **No/**

Extra Rm: **10X10**

Study/Library:

Cmpctr: **No**

Area Pool: **No**

Range: **Electric Range**

Connect: **Electric Dryer Connections, Washer Connections**

Mstr Bath: **Master Bath + Separate Shower**

Fireplace: **/**

Flooring: **Carpet**

Defects: **Known Defects Repaired**

Countertops:

Occupant:

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

Bedrooms: **/**

FB/HB: **/**

Garage: **0/**

Carport: **1/Detached Carport**

Gar/Car

Mineral Rights:

Frnt Door Faces:

Foundation: **Slab**

Heat: **Other Heating**

Cool: **Other Cooling**

Water/Swr: **Septic Tank, Well**

Util Dist:

Tax Rate:

8250 Black Oak

MLS#: 30370618

List Price: \$149,500



Gated Entrance leading to home.



View of the deck off Great Room (10X12) & deck off Mst BR (8X12)



Kitchen features new flooring, spice rack & lots of counter space



Beautiful views of the acreage & lots of wildlife to observe!



Great Room - dining space, office & media center



Master Bedroom



View of the 8X12 deck directly off the master - tiled area at the door



Master Bath - notice the beautiful fixtures



Relax in your jetted, soaking tub!



Over-sized shower with bench



Guest Bedroom



Guest Bath



Guest Bath redone less than 1 year ago



Nice cabinetry with hidden storage



Guest Bedroom







Road frontage

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

Prepared by: Beverly Hatcher

approximated



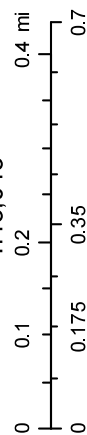
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

April 9, 2015

Parcels

Abstracts

1:13,015



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

Madison County Appraisal District & BIS Consulting - www.bisconsultants.com



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, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

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