

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



6179 FM 2158, MIDWAY, TX 75852

General Property Description: 3/3/3 Home, 3,396 SF (per CAD)

Acreage: 29.129

Road Frontage: Asphalt – Farm to Market

School District: Madisonville CISD

Water/Sewer: Water Well/Aerobic System

2014 Tax Information: \$2,861.69 (exemptions); \$3,044.51 (AG reduction only)

List Price: \$669,000

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

ML #: 12319825

Status: **A** LP: \$669,000

County: **Madison** Tax Acc #: 19694

SP/ACR: LP/ACR: \$
\$0.00 22966.80

Area: **62 -** Location: **122 - Other**
Madison County Counties in Texas

Sec #: KM: 999Z

Addr: **6179 FM 2158**



City: **Midway** Zip: **75852-**

Sub: **None**

State: **Texas** Country: **United States**

Listing Firm: **DBL Real Estate**

Also for Lease: **No** Miles:

Mkt Area: **Other**

Legal: **A-23, James Mitchell, TR 8, 19.419, Tr 8-1, 9.71 AC**

SqFt: **3396/Appraisal District**

House: **Yes**

Year Built: **1997/Appraisal District**

SchDist: **99 - Other**

Elem: **Madisonville**

Middle: **Madisonville** High: **Madisonville**

SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

General, Property, Utilities and Additional Information

Style: **Ranch**

Stories:

New Construction: **No/**

Bedrooms: **/**

Main Dwell Extr: **Cement Board**

Main Dwell Type: **Free Standing**

Apprx Comp:

FB/HB: **/**

Acreage: **20 Up to 50 Acres** Acres: **29.129**

Lot Dim:

Garage: **0/**

Road Surface: **Asphalt**

Road Front: **Farm to Market**

Trees: **Partial Coverage**

Topography: **Level**

Waterfront Features:

Access:

Land Use: **Horse Farm, Leisure Ranch, Unrestricted**

Mineral Rights:

Improve: **2 or More Barns, Cross Fenced, Fenced, Lakes, Pastures, Stable, Tackroom**

Show: **Appointment Required**

Energy: **Ceiling Fans**

Green/Energy Certifications:

Access/Lockbox:

Lot Desc:

Dir: **From I-45N @ Madisonville: Exit #142, turn R & go 8.8 mi, turn R on FM 2158 & go approx 2 mi, sign posted.**

Physical Property Description - Public: **Madison County - 3/3/3CPT Beautiful Hardie Plank Home, 3,396 SF (per CAD) on 29+ Ac! Open concept w/ engineered hardwood floors & tile, 2 Master Suites & all-season room. 1st Master suite has elegant cathedral ceiling. Land features pipe entrance/pipe fencing, X-fencing, gorgeous 2.5 AC lake that wraps around back of home & 2 ponds! Ranch offers 40X144 Barn w/ horse stalls & tack room; 30X50 Barn w/ lean to; round starter pen; horse walker & lighted Arena. Asking \$669,000**

Living: **16X30**

Dining: **14X14**

1st Bed: **19X19**

4th Bed:

Extra Rm: **12X32**

Den:

Kitchen: **11X14**

2nd Bed: **15X24**

5th Bed:

Study/Library:

GameRm:

Breakfast:

3rd Bed: **13X15**

Sep Ice Mkr:

Cmpctr: **No**

Micro: **No**

Dishwshr: **Yes**

Dispsl: **No**

Prvt Pool: **No/**

Area Pool: **No**

Oven: **Electric Oven**

Range: **Electric Cooktop**

Fireplace: **1/Stove**

Frnt Door Faces:

Util Rm: **Utility Rm in House**

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

Foundation: **Slab**

Bedrooms: **2 Master**

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

Heat: **Central Electric**

Rooms: **1 Living Area, Formal Dining, Sun Room**

Interior: **Breakfast Bar**

Flooring: **Tile**

Countertops:

Cool: **Central Electric**

Spcl Condt: **No Special**

Defects: **No Known Defects**

Water/Swr: **Aerobic, Well**

Conditions:

Util Dist:

Disclosures: **Sellers Disclosure**

Occupant:

Exclusions:

Taxes w/o Exemptions/Yr: **\$3,045/2014**

Tax Rate:

Maint Fee: **No/\$**

Financing Available: **Cash Sale, Conventional**

6179 FM 2158

MLS#: 12319825

List Price: \$669,000



2.5 AC Lake wraps around the back of the home



Beautiful Pipe Fence Entrance



Front view of home 3396 SF, main addition added 2010



Tile flooring, granite counters, lots of storage space & cabinetry



Open concept living/dining



Formal dining room



Leading to all-season room



Enjoy the views of your acreage & lake



Master Suite with elegant cathedral ceiling



Second view of the 1st Master Suite - panoramic views of the lake & acreage



Master bath featuring soaking tub & separate shower



Second Master Suite



Guest Bedroom





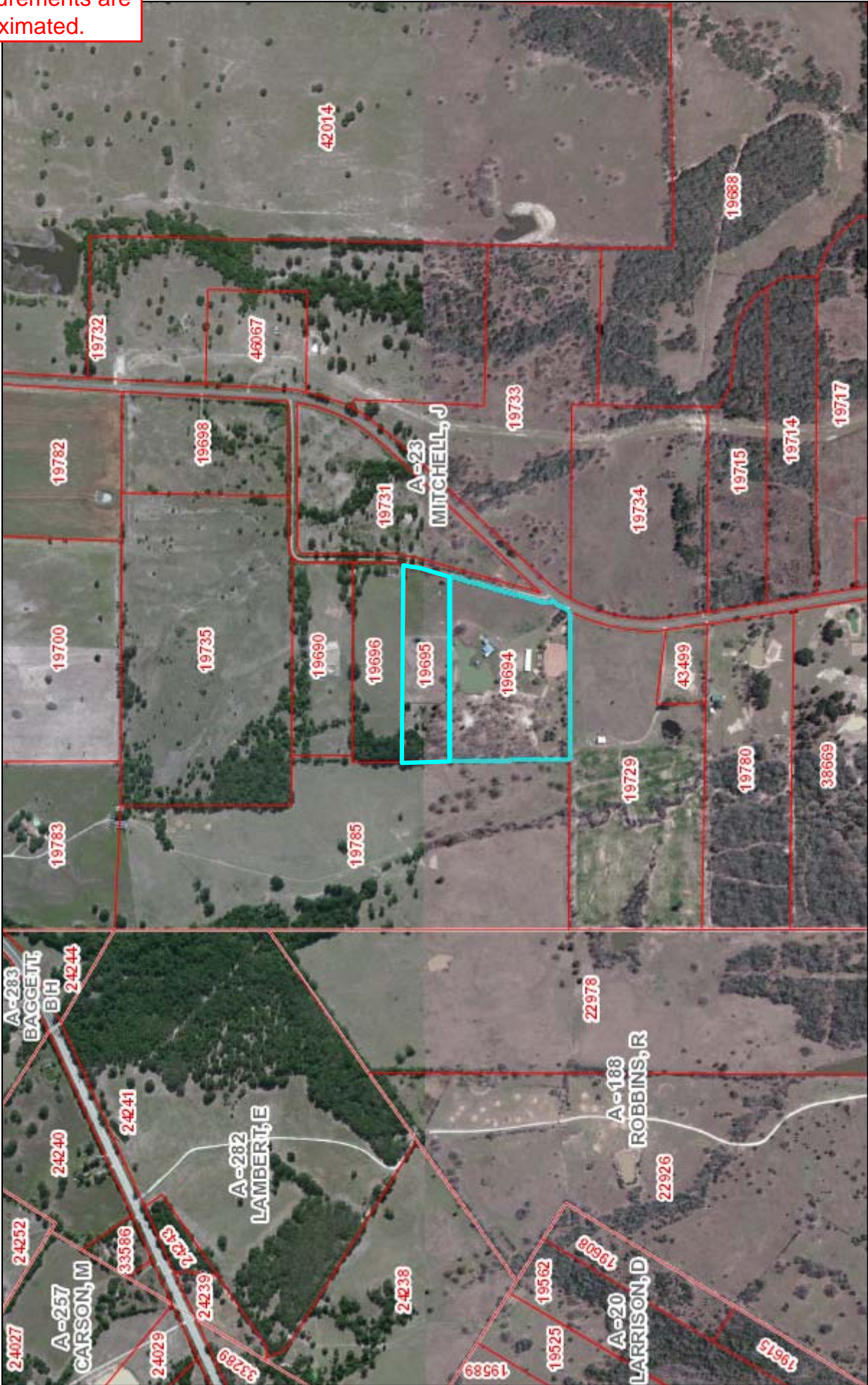


*Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: Don Hatcher

Adjoining Tracts

DBL Disclaimer:
Measurements are
approximated.



April 15, 2015

Parcels

Abstracts

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

1:13,015

00.10.20.350.40.7

mi

00.1750.350.7

km

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

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

This product and relative contents are the property of the respective governmental entity and BIS Consultants. Use is restricted for official purposes.



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

DBL Real Estate 1702 East Main Street Madisonville, TX 77864
Phone: 936.348.9977

Fax: 936.348.9979

Don & Beverly Hatcher

Untitled

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com