

DBL REAL ESTATE
1702 E MAIN ST
MADISONVILLE, TX 77864
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dblrealestate.com & see #2208D or
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5449 LEANING OAKS, MADISONVILLE

General Property Description: 4/2/2CPT MH, built 2007 w/ 2128 SF

Road Frontage: Dirt/Gravel Rd

Acreage: 2.111 AC Fenced/X-Fenced w/ 2 Sheds & Storage building

School District: Madisonville CISD

Utilities: High Prairie Rural Water Supply/Septic System


2014 Tax Information: \$1,325.18 (no exemptions)

List Price: \$109,000

Directions: I-45 @ Madisonville – Exit #142, turn L on Hwy 21W, take Hwy 21W to Hwy 90, turn L on Hwy 90 & go 6 mi, turn R on Union Rd & go approximately 1/2 mi, turn R on Leaning Oaks Ln, home on R, sign posted.

Buyer's Agents Welcome, but Must Accompany Client from Initial Showing Forward to participate in 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.



Single-Family ML #: **30202432** Status: **A** LP: **\$109,000**
 County: **Madison** Tax Acc #: **28184** SP/SF: **\$0.00** LP/SF: **\$ 51.22**
 Also For Lease: **No** Area: **62 -** Location: **108 -** KM: **999Z**
Madison County Other Area
 Addr: **5449 Leaning Oaks**  City: **Madisonville** Zip: **77864 -**
 Sub: **Leaning Oaks Estates** State: **Texas** Country: **United States**
 Listing Firm: **DBL Real Estate** Master Planned Community: **No/**
 Mkt Area: **Other** Legal: **Leaning Oaks Estates, Lot 22, 2.111 AC** Sec #: **None**
 SqFt: **2128/Appraisal District** Lot Size: **/** Year Built: **2007/Appraisal District**
 SchDist: **99 - Other** Elem: **Madisonville** Middle: **Madisonville** High: **Madisonville**
SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

Description and Room Dimensions

Style: **Traditional** # Stories: **1** New Construction: **No/** Builder Name: # Bedrooms: **4 /**
 Type: **Manufactured** Approx Complete: Access: #FB/HB: **2/0**
 LotSize: **/** Acres: **/2 Up to 5 Acres** Utility Rm: Garage: **0/**
 Living: **23X13** Dining: 1st Bed: **26X19** 4th Bed: **11X10** Carport: **2/Detached Carport**
 Den: **17X13** Kitchen: **13X13** 5th Bed: FrntDoorFaces:
 Game Rm: Brkfst: **13X9** 3rd Bed: **13X12** Gar/Car:
 Study: ExtraRm: Media: Show: **Appointment Required**
 Dir: **Directions From I-45N @ Madisonville: Exit #142, turn L on Hwy 21W, take Hwy 21W to Hwy 90, turn L on Hwy 90 & go 6 mi, turn R on Union Rd & go approximately 1/2 mi, turn R on Leaning Oaks Ln, home on R, sign posted.**
 Physical Property Description - Public: **Madisonville Lovely 4/2/2CPT, 2128 SF & built 2007 MH with 2.111 AC located in Leaning Oaks Estates. This home has so much to offer: split floor plan, large, open kitchen that adjoins breakfast room & 760 SF covered front porch. Master bath offers over sized shower, separate soaking tub & dual closets/sinks. Land is fenced/X-fenced with storage building & 2 sheds. Country living close to town! Asking \$109,000**

Interior, Exterior, Utilities and Additional Information

Microwave: **No** Dishwasher: **Yes** Cmpctr: **No** Disposl: **No** SepPlceMkr: **No** Oven: **Single Oven** Range: **Electric Range**
 Fireplace: **/** UtilRm: **Utility Rm in House**
 Connect: **Electric Dryer Connections, Washer Connections** Bedrooms: **All Bedrooms Down**
 Energy: **Ceiling Fans** Rooms: **1 Living Area, Breakfast Room, Den**
 Green/Energy Certifications:
 Interior: **Breakfast Bar** Flooring: **Carpet, Laminate** Countertops:
 Master Bath: **Double Sinks, Master Bath + Separate Shower** Prvt Pool: **No/** AreaPool:
 Exter Constr: **Aluminum** Roof: **Composition**
 Extr: Foundation: **Block & Beam**
 Lot Desc: **Other** St Surf: **Dirt, Gravel** Utility Dist:
 Waterfront Features:
 Golf Course Name: Heat: **Central Electric** Cool: **Central Electric** Wtr/Swr **Public Water, Septic Tank**
 Restrictions: **Horses Allowed, Mobile Home Allowed** Defects: **No Known Defects**
 Disclosures: **Sellers Disclosure** Exclusions:
 Management Co./HOA Name: **No / /**
 Maint Fee: **No/\$0/**
 Tax w/o Exempt/Yr: **\$1326/2014** Tax Rate:
 Financing Available: **Cash Sale, Conventional**

5449 Leaning Oaks

MLS#: 30202432

List Price: \$109,000



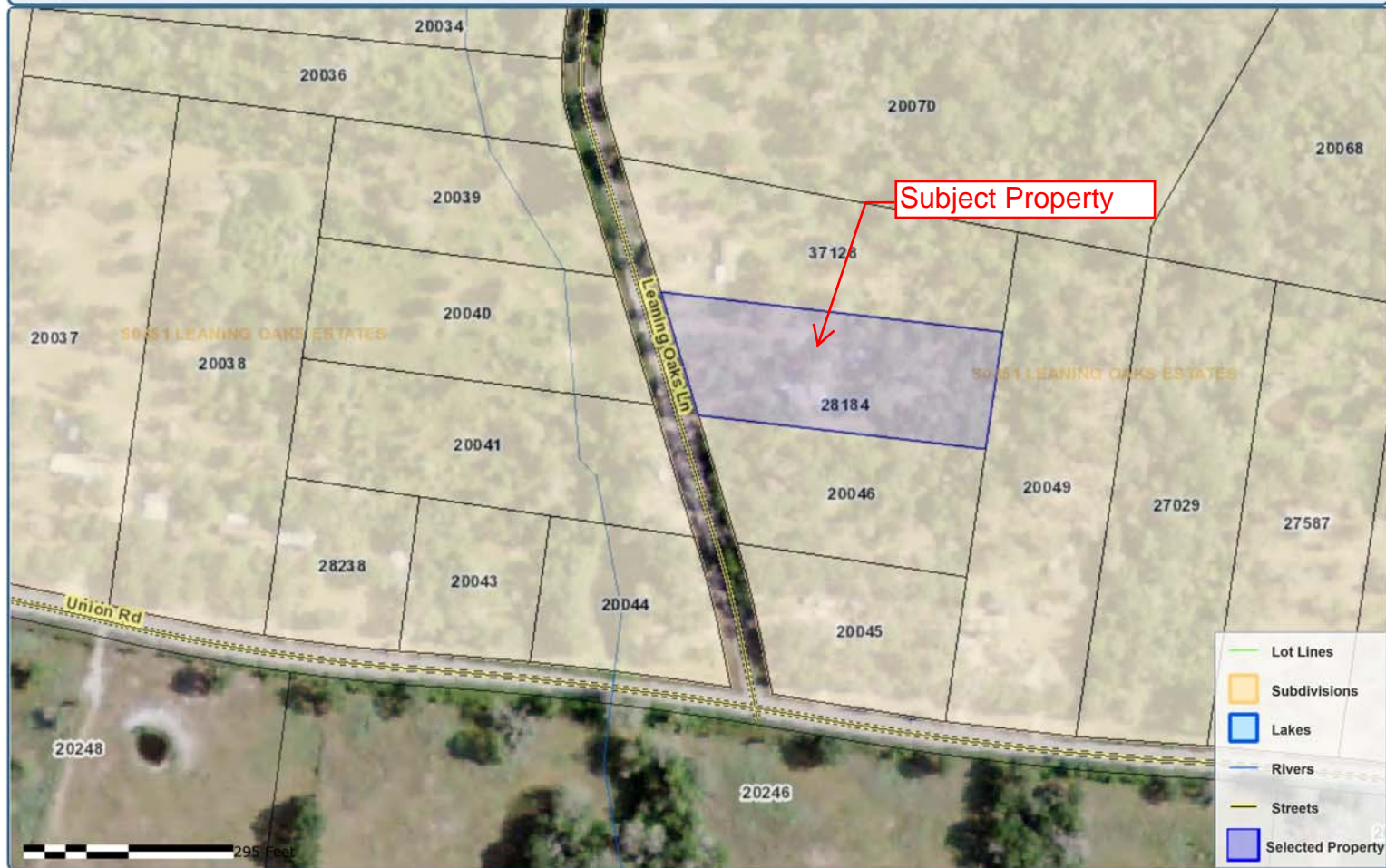




*Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: Don Hatcher

Madison CAD - Map of Property ID 28184 for Year 2014



<https://propaccess.trueautomation.com/Map/View/Map/48/28184/2014>

powered by:
PropertyACCESS
www.trueautomation.com

Map Disclaimer: This product is for informational purposes only and may not have 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 property boundaries. The Madison County Appraisal District expressly disclaims any and all liability in connection herewith.



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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Don & Beverly Hatcher

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