

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



To view this property online,
please log onto dblerealestate.com
and see item #2094D



TBD HWY 21E, MIDWAY

Gen. Prop. Description: 36 Acres – Fenced, 2 Ponds, 80% Wooded w/ ATV Trails

Road Frontage: Asphalt

School District: Madisonville CISD

Utilities: Available

2012 Tax Information: Agricultural Reduction

List Price: REDUCED \$5,000/PER ACRE

Directions: I-45N @ Madisonville - Exit #142, turn R on Hwy 21E & go 8 mi, property on R.

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.



**Country
Homes/Acreage**

County: **Madison**

Area: [62 - Madison County](#)

Addr: [TBD Hwy 21](#)

Sub: **None**

Listing Firm: **DBL Real Estate**

Mkt Area: **Other**

SqFt: /

SchDist: [99 - Other](#)

ML

#: **31035774**

Tax Acc #: **00003**

Location: **108 - Other Area**



Status: **A**

LP: **\$180,000***

SP/ACR: **\$0.00**

LP/ACR: **\$5000.00**

Sec #:

KM: **999Z**

City: **Midway**

Zip: **75852-**

State: **Texas**

Country: **United States**

Also for
Lease: **No**

Miles:

Legal: **A-247, JESSE YOUNG, TRACT 51, 36.0 ACRES**

House: **No**

Year Built: /

Elem:

Middle:

High:

Madisonville

Madisonville

Madisonville

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

General, Property, Utilities and Additional Information

Style:

Stories:

New Construction: **No/**

Bedrooms: /

Main Dwell Extr:

Main Dwell Type:

Apprx Comp:

FB/HB: /

Acreage: **20 Up to 50 Acres**

Acres: **36**

Lot Dim:

Garage: **0/**

Road Surface: **Asphalt**

Road Front: **State Highway**

Trees:

Carport: /

Gar/Car

Topography:

Waterfront Features:

Access:

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

[Mineral Rights](#)

Improve: **Fenced**

Show: **Appointment Required**

Energy:

Green/Energy Certifications:

Access/Lockbox:

Lot Desc:

Dir: **From I-45N @ Madisonville - Exit #142, turn R on Hwy 21E, property located just before Post Office on R-side.**

Physical Property Description - Public: **Reduced Madison County - 36 AC of beautiful, rolling land located on blacktop. 80% wooded w/ cedar, oak & native trees; field-fenced w/ 2 ponds; working pens; utilities available. Pond connected to an underground pump & can be pumped for water distribution. Great homesite located just behind a treeline & numerous ATV/cattle-working trails. REDUCED \$5,000/per AC**

Living:

Dining:

1st Bed:

4th Bed:

Extra Rm:

Den:

Kitchen:

2nd Bed:

5th Bed:

Study/Library:

GameRm:

Breakfast:

3rd Bed:

Sep Ice Mkr:

Cmpctr:

Micro:

Dishwshr:

Dispsl:

Prvt Pool: **No/**

Area Pool:

Oven:

Range:

Fireplace: /

Frnt Door Faces:

Util Rm:

Connect:

Foundation:

Bedrooms:

Mstr Bath:

Heat:

Rooms:

Cool:

Interior:

Flooring:

Countertops:

Water/Swr: **No Sewer, No Water**

Spcl Condt: **No Special Conditions**

Defects: **No Known Defects**

Util Dist:

Disclosures: **No Disclosures**

Occupant:

Exclusions:

Maint Fee: **No/\$**

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

Tax Rate:

[Financing](#) Available:

TBD Hwy 21

MLS#: 31035774

List Price: \$180,000



Impressive front entrance





Water pump connected to the pond



Blacktop!

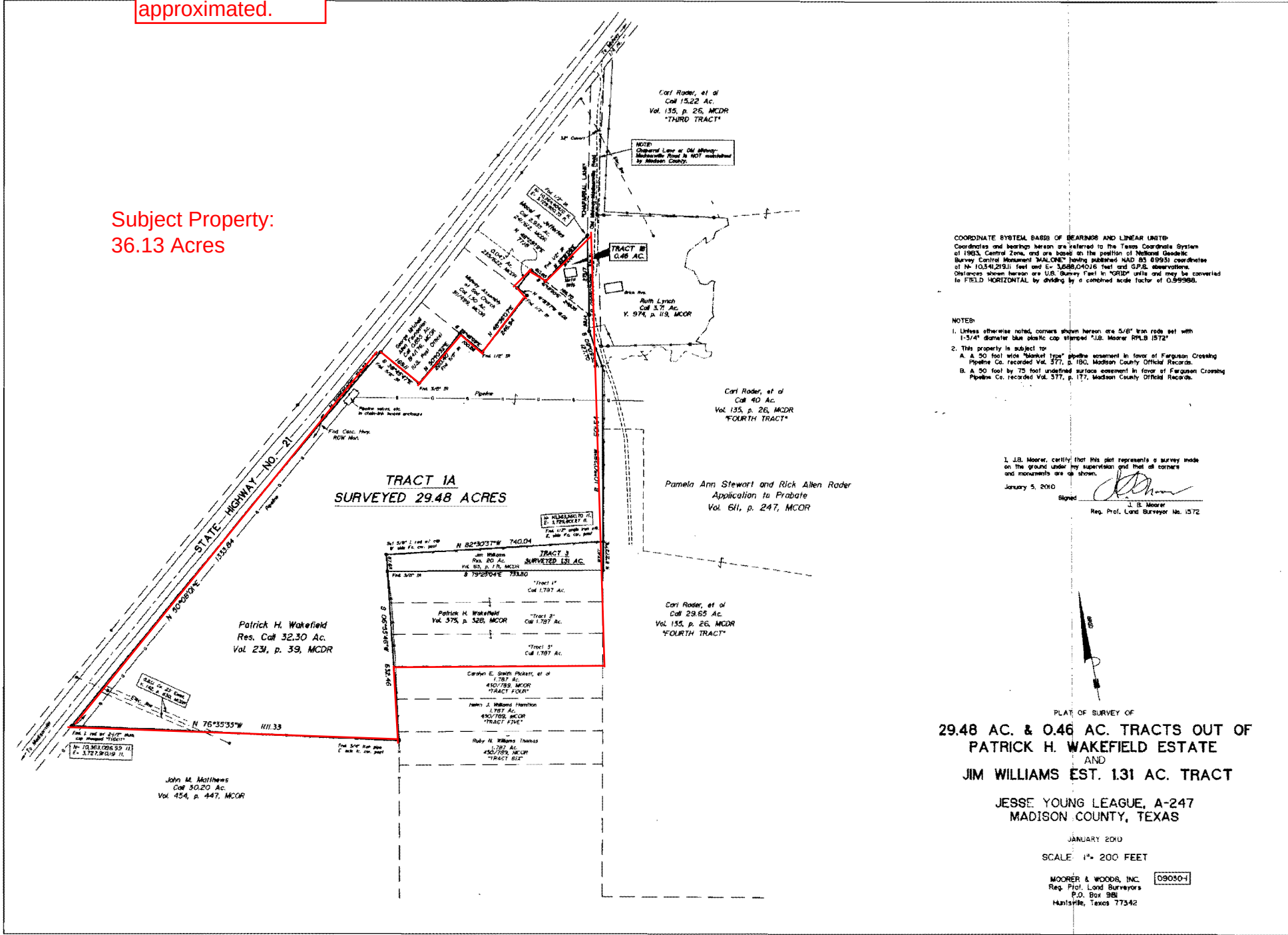


*Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: [Don Hatcher](#)

DBL Disclaimer:
Measurements are
approximated.

Subject Property:
36.13 Acres



COORDINATE SYSTEM, BASIS OF BEARINGS AND LINEAR UNITS:
Coordinates and bearings herein are related to the Texas Coordinate System of 1983, Central Zone, and are based on the position of National Geodetic Survey Control Monument "MALONE" having published NAD 83 09531 coordinate of N=10,344,219.11 feet and E=3,668,040.16 feet and G.P.S. observations. Distances shown herein are U.S. Survey feet in "GRID" units and may be converted to FIELD HORIZONTAL by dividing by a combined arc-tangent factor of 0.999980.

NOTE

1. Unless otherwise noted, corners shown hereon are 5/8" iron rods set with 1-5/4" diameter blue plastic cap stamped "J.S. Moorer RPLB 1572"
2. This property is subject to:
 - A. A 30 foot wide "blanket type" surface easement in favor of Ferguson Crossing Pipeline Co. recorded Vol. 377, p. 180, Madison County Official Records.
 - B. A 30 foot by 75 foot undefined surface easement in favor of Ferguson Crossing Pipeline Co. recorded Vol. 377, p. 177, Madison County Official Records.

I, J.B. Moore, certify that this plot represents a survey made on the ground under my supervision and that all corners and monuments are as shown.

January 5, 2018

Signed J. B. Meador
Reg. Prof. Land Surveyor No. 157

PLAT OF SURVEY OF
29.48 AC. & 0.46 AC. TRACTS OUT OF
PATRICK H. WAKEFIELD ESTATE
AND
JIM WILLIAMS EST. 1.31 AC. TRACT

JESSE YOUNG LEAGUE, A-247
MADISON COUNTY, TEXAS

JANUARY 2011

SCALE 1" = 200 FEET

MOORER & WOODS, INC.
Reg. Prof. Land Surveyor
P.O. Box 981
Huntsville, Texas 77342

09030



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, 612-836-3000 (<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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