

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

To view this property online, log onto
dblrealestate.com & see #2179D or
HAR.com & see item #72068067



TBD BOZEMAN FERRY RD, MIDWAY

Gen. Prop. Description: 27.888 AC w/ 2-Gated Entrances & Pond

Road Frontage: 2 Sides of County Maintained Frontage (1- Side Asphalt; 1-Side Dirt/Gravel)

School District: Madisonville CISD

Utilities: Available

2013 Tax Information: \$1,912.51 (no exemptions)

List Price: \$109,000

Directions: I-45 @ Madisonville – Exit #142 & turn R on Hwy 21 & go 1.5 mi, turn L on FM 2346, go 6.6 mi to OSR, turn R, go 1 mi, turn L on FM 1119 & go 1.4mi, turn R on Bozeman Ferry Rd & go 6/10 mi, sign posted.

(This property is owned by a licensed real estate agent. 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 Bozeman Ferry Rd](#)

Sub: **None**

Listing Firm: **DBL Real Estate**

Mkt Area: **Other**

SqFt: /

SchDist: [99 - Other](#)

ML

#: **72068067**

Tax Acc #: **20524**

Location: **108 - Other Area**



City: **Madisonville**

State: **Texas**

Also for
Lease: **No**

Legal: **A-34 Hiram Walker, TR 8, 27.888 AC**

House: **No**

Elem:

Madisonville

Zip: **77864-**

Country: **United States**

Miles:

Year Built: /

Middle:

Madisonville

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

General, Property, Utilities and Additional Information

Style:

Main Dwell Extr:

Acreage: **20 Up to 50 Acres**

Road Surface: **Asphalt**

Road Front: **County Maintained**

Topography: **Sloped**

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

Improve:

Energy:

Green/Energy Certifications:

Access/Lockbox:

Dir: **From I-45 @ Madisonville: Exit #142, turn R on Hwy 21 & go 8.8 mi, turn L on OSR & go 3.9 mi, turn R on FM 1119 & go 1.5 mi, turn R on Bozeman Ferry Rd & go 6/10 mi, sign posted.**

Physical Property Description - Public: **Madison County - Gorgeous 27.888 tract of land brimming with personality. This beautiful piece of land is located with 2-sides of county-maintained road frontage & has gated access on both sides. As you enter the property you will see a sloped, cleared pasture that will work great as a home site or hunting lodge site. Open pasture leads to multiple deer alleys, densely wooded sections surrounding small clearings. Land is fenced & has a nice pond. Asking \$109,000**

Living:

Den:

GameRm:

Micro:

Oven:

Util Rm:

Bedrooms:

Rooms:

Dining:

Kitchen:

Breakfast:

Dishwshr:

Range:

Connect:

Mstr Bath:

1st Bed:

2nd Bed:

3rd Bed:

Dispsl:

Fireplace: /

4th Bed:

5th Bed:

Sep Ice Mkr:

Pvt Pool: **No/**

Extra Rm:

Study/Library:

Cmpctr:

Area Pool:

Frnt Door Faces:

Foundation:

Heat:

Cool:

Interior:

Flooring:

Countertops:

Spcl Cond: **No Special Conditions**

Disclosures: **No Disclosures**

Exclusions:

Maint Fee: **No/\$**

Financing Available:

Defects: **No Known Defects**

Occupant:

Taxes w/o Exemptions/Yr: \$
1,913/2013

Tax Rate:

[Water](#) /Swr: **No Sewer, No**

[Water](#)

Util Dist:

TBD Bozeman Ferry Rd

MLS#: 72068067

List Price: \$109,000

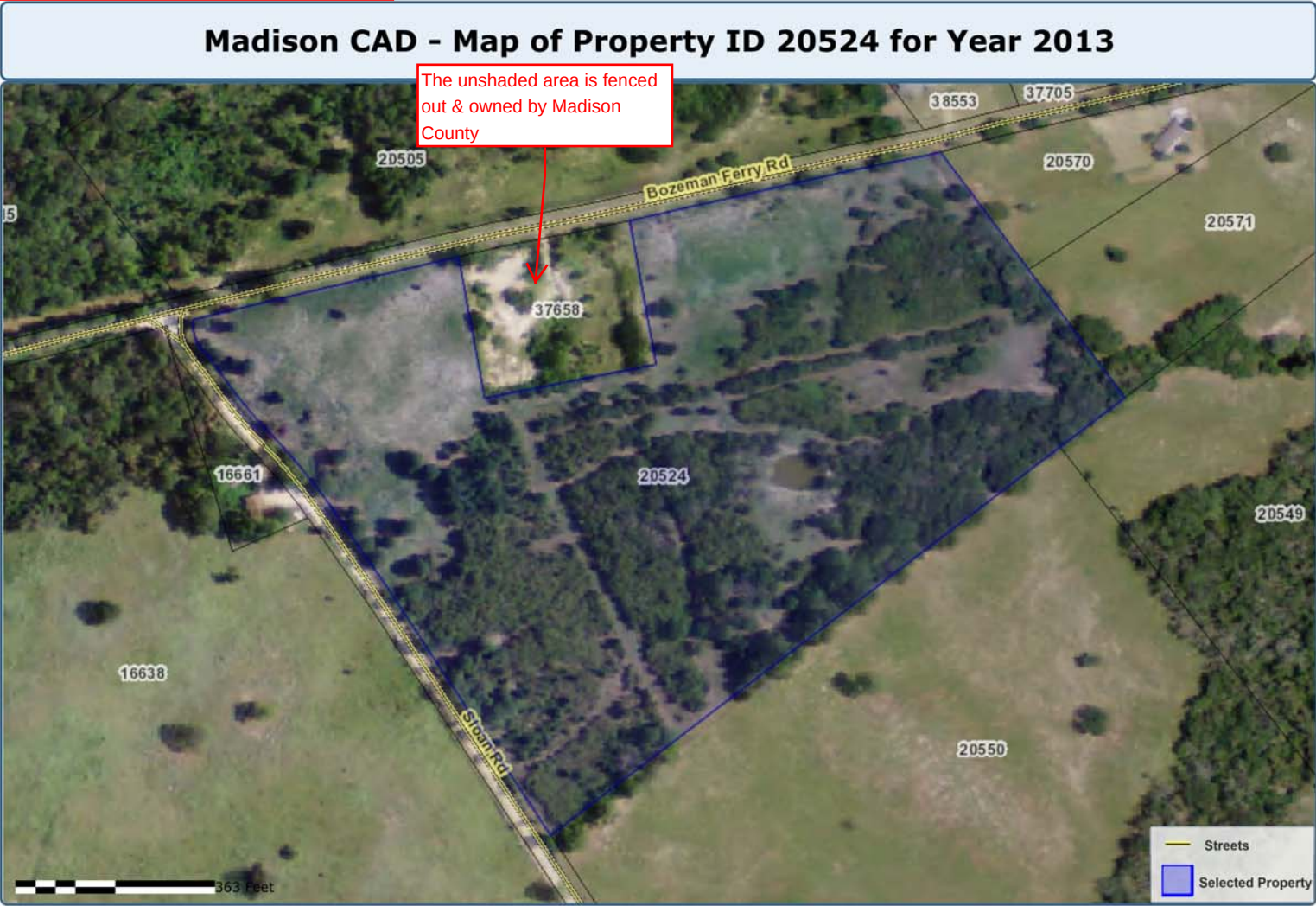




*Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: [Don Hatcher](#)

DBL Disclaimer: Measurements are approximated



<https://propaccess.trueautomation.com/Map/View/Map/48/20524/2013>

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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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