

DBL REAL ESTATE  
1702 E MAIN ST  
MADISONVILLE, TX 77864  
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**9836 OSR, MIDWAY, TX**

**Gen. Prop. Description: 3/2.5/2 Modular Home, 12.15 Acres & Pond**

**Road Frontage: State Highway**

**School District: Madisonville CISD**

**Water/Sewer: City Water/City Sewer**

**2013 Tax Information: \$1,715.35 (w/ exemptions); \$2,744.90 (w/o exemptions)**

**List Price: REDUCED \$215,000**

**Directions From Madisonville: Exit #142 & turn R on Hwy 21E, go 9 mi, turn L on OSR & go 1.2 mi, property on R, sign posted.**

Buyer's Agents Welcome, but Must Accompany Client from Initial Showing Forward. 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: [9836 OSR](#)

Sub: **None**

Listing Firm: **DBL Real Estate**

Mkt Area: **Other**

SqFt: **1948/Appraisal District**

SchDist: [99 - Other](#)

ML  
#: **90984470**

Tax Acc #: **23745**

[Location: 108 - Other Area](#)



Status: **A** LP: **\$215,000\***

SP/ACR: **\$0.00** LP/ACR: **\$17695.47**

Sec #: **KM: 999Z**

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

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

Also for  
Lease: **No** Miles:

Legal: **A-247, Jesse Young, TR 71, 12.15 Acres**

House: **Yes** Year Built: **2004/Appraisal District**

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

**SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY [VERIFY](#).**

### General, Property, Utilities and Additional Information

Style: **Traditional**  
Main Dwell Extr: **Cement Board**

# Stories:

Main Dwell Type:

New Construction: **No/**

Apprx Comp:

# Bedrooms: **3/**

# FB/HB: **2/1**

Acreage: **10 Up to 15 Acres** Acres: **12.15**

Road Surface: **Asphalt**

Road Front: **State Highway**

Topography: **Level, Rolling** Waterfront Features: **Pond**

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

Improve: **Fenced**

Energy: **Ceiling Fans**

Green/Energy Certifications:

Access/Lockbox:

Lot Desc: [Water View](#)

Dir: **From I-45N in Madisonville: Exit #142 & turn R on Hwy 21 E, go 9 mi & turn L on OSR, go 1.2 mi, property on R, sign posted.**

Physical Property Description - Public: **Madison County - Lovely modular 3/2.5/2 home & 12+ ac w/ City Water & City Sewer! Home shows like the picture of a magazine with wainscoting, crown molding, decorator paint colors & attractive wood [laminate flooring](#). Land is fenced/X-fenced with a winding driveway and pond. REDUCED \$215,000**

Living: **14X14**

Dining: **13X15**

1st Bed: **13X16**

4th Bed:

Extra Rm:

Den: **15X15**

Kitchen: **12X13**

2nd Bed: **11X13**

5th Bed:

Study/Library:

GameRm:

Breakfast:

3rd Bed: **13X14**

Sep Ice Mkr: **No**

Cmpctr: **No**

Micro: **Yes**

Dishwshr: **Yes**

Dispsl: **Yes**

Pvrt Pool: **No/**

Area Pool: **No**

Oven: **Electric Oven**

Range: **Electric Range**

Fireplace: **/**

Fmnt Door Faces:

Util Rm: **Utility Rm in House** Connect: **Electric Dryer [Connections](#), Washer Connections**

Foundation: **Block & Beam**

Bedrooms: **All Bedrooms Down**

Mstr Bath: **Double Sinks, Master Bath Shower Only**

Heat: **Central Electric**

[Rooms](#): **1 Living Area, Den, Formal Dining**

Cool: **Central Electric**

Interior: **Breakfast Bar**

Flooring: **Carpet, Laminate, Tile**

Countertops: **Granite**

Water/Swr: **Public Sewer, Public Water**

Spcl Condt: **No Special Conditions**

Defects: **No Known Defects**

Util Dist:

Disclosures: **Sellers Disclosure**

Occupant: **Owner**

Exclusions:

Maint Fee: **No/\$**

Taxes w/o Exemptions/Yr: **\$2,745/2013**

Tax Rate:

Financing Available:

9836 OSR

MLS#: 90984470

List Price: \$215,000



Front view of home & 12+ Ac



Driveway entrance



Kitchen - Granite counters & stainless steel island w/ breakfast bar



Formal Dining



Living room



Entrance



Den



Master bedroom





Master bath



Master bath - walk/in shower



Spare bedroom



Guest bath



Spare bedroom



Guest bathroom



Front porch



2-car attached garage



Rear view of home



Covered Porch



Back yard



Pasture



Pasture



Pond



Scattered trees



Storm shelter

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

**Prepared by:** [Don Hatcher](#)



# Information About Brokerage Services

**B**efore 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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