

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
item #2121D



Nestled between
Oak Ridge
Estates & Oak
Ridge Country
Club – Minutes
from town & 35
minutes from
Bryan

1404 FM 1452 E, MADISONVILLE

General Property Description: 3/2/2CPT & 65 Beautiful Acres

Road Frontage: Asphalt – Farm to Market Rd

School District: Madisonville CISD

Utilities: Public Water/Septic Tank/Water Well

List Price: REDUCED \$469,000

2013 Property Tax Information: \$1,503.11 with Agricultural Exemption

**Directions @ I-45N: Exit #142, turn L on Hwy 21 W & go approximately 3 mi,
turn L on FM 1452 E, 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: [1404 FM 1452](#)

Sub: **None**

Listing Firm: **DBL Real Estate**

Mkt Area: **Other**

SqFt: **3021/Appraisal District**

SchDist: [99 - Other](#)

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

ML #: **66072303** Status: **A** LP: **\$469,000***

Tax Acc #: **17124** SP/ACR: **\$0.00** LP/ACR: **\$7178.94**

Location: **122 - Other Counties in Texas** Sec #: **KM: 999Z**

City: **Madisonville** Zip: **77864-**

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

Also for Lease: **No** Miles:

Legal: **A-8 Thomas Boatwright, Tr 47, 65.33 Ac**

House: **Yes** Year Built: **1960/Seller**

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

General, Property, Utilities and Additional Information

Style: # Stories: New Construction: **No/** # Bedrooms: **/3**
Main Dwell Extr: Main Dwell Type: Apprx Comp: # FB/HB: **2/0**
Acreage: **50 or more Acres** Acres: **65.33** Lot Dim: Garage: **0/**
Road Surface: **Asphalt** Trees: **Clusters** Carport: **2/Detached**
Road Front: **Farm to Market** Access: **Gar/Car**
Topography: **Level, Rolling** Waterfront Features: **Unrestricted**
Land Use: **Cattle Ranch, Horses Allowed, Leisure Ranch, Mobile Home Allowed, Unrestricted**

[Mineral Rights](#) : **No**

Improve: Show: **Accompany**

Energy: **Ceiling Fans**

Green/Energy Certifications:

Access/Lockbox:

Lot Desc:

Dir: **From I-45N @ Madisonville: Exit #142, turn L on Hwy 21 E & go approximately 3 mi, turn L on FM 1452E, property on R, sign posted.**

Physical Property Description - Public: **REDUCED! Madisonville - One of the prettiest tracts of land in all of Madison County w/ 3/2/2CPT! Nestled between Oak Ridge Estates Subdivision & Oak Ridge Country Club. Land functions**

great as a home site [complete](#) with a home on the hill or will make a great development site. Located only minutes from downtown Madisonville & 35 minutes from Bryan. REDUCED \$469,000

Living: 30X18	Dining:	1st Bed: 16X16	4th Bed:	Extra Rm:
Den:	Kitchen: 30X10	2nd Bed: 12X13	5th Bed:	Study/Library:
GameRm:	Breakfast:	3rd Bed: 30X14	Sep Ice Mkr: No	Cmpctr: No
Micro: Yes	Dishwshr: Yes	Dispsl: No	Pvt Pool: No/	Area Pool: No
Oven: Electric Oven	Range: Electric Range	Fireplace: 1/Wood Burning Fireplace	Frnt Door Faces:	
Util Rm: Utility Rm in House	Connect: Electric Dryer Connections, Washer Connections	Foundation: Slab		
Bedrooms: All Bedrooms Down	Mstr Bath: Master Bath Shower Only	Heat: Central Electric		
Rooms: 1 Living Area, Breakfast Room, Den, Formal Living	Flooring: Carpet, Vinyl	Cool: Central Electric		
Interior:	Countertops:	Water/Swr: Septic Tank		
Spcl Condt: No Special Conditions	Defects: No Known Defects	Util Dist:		

Disclosures: **Sellers Disclosure**

Occupant: **Tenant Only**

Exclusions:

Maint Fee: **No/\$**

[Taxes](#) w/o Exemptions/Yr: **\$1,503/2013**

Tax Rate:

[Financing](#) Available:

1404 FM 1452

MLS#: 66072303

List Price: \$469,000



Stunning views!



1452 E looking towards Hwy 21



Driveway entrance leading directly to home on hill



Kitchen



View of the LR



Living room with built in's



Den



Bedroom



Bedroom

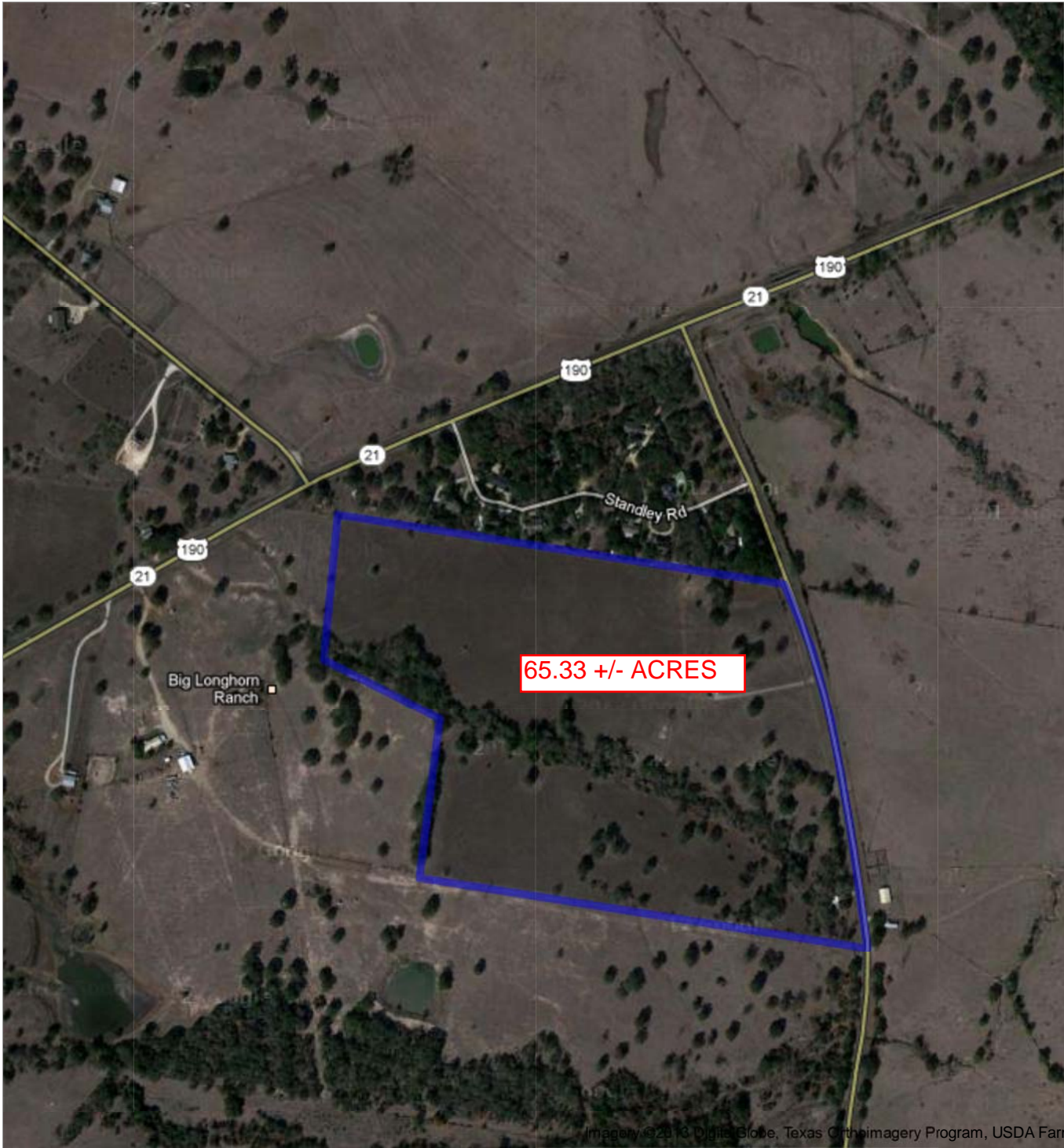




*Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: [Don Hatcher](#)

DBL DISCLAIMER:
MEASUREMENTS ARE
APPROXIMATED





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