

DBL REAL ESTATE

1702 E MAIN ST, MADISONVILLE, TX 77864

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dblrealestate@sbcglobal.net

REDUCED WITH 2 SIDES OF HWY
ROAD FRONTAGE: HWY 21 & OSR



4/3/4 Brick Home with 3000SF looks over 730 pristine Texas acres. Home offers 2 Master Bedrooms, Custom Cabinetry, Formal Dining Room, Separate Breakfast Room & Large Entertaining Space in the center of the home with wood-burning fireplace .

The 730 Acres is absolutely stunning, no detail overlooked by the owner. Fenced cattle lanes leading to cross-fenced pastures with galvanized cattle guards. Multiple barns, ponds, cattle chutes. Main barn features an office with tile flooring, a space for recreation and heavy equipment storage.



Road Frontage: Asphalt

School District: Madisonville CISD

Water/Sewer: Public Water and Public Sewer

List Price: ~~\$3,577,000~~ REDUCED \$3,160,000

Data obtained from seller and is deemed reliable; however, information is not guaranteed by broker/agent and should be independently verified.



Country Homes/Acreage

County: **Madison**

Area: [62 - Madison County](#)

Addr: [9617 OSR](#)

Sub: **None**

Listing Firm: **DBL Real Estate**

Mkt Area: **Other**
SqFt: **3000/Appraisal District**

SchDist: [99 - Other](#)

ML #: **43128049**

Tax Acc #: **00009**

Location: **108 - Other Area**



Status: **A**

SP/ACR: **\$0.00**

Sec #:

City: **Midway**

State: **Texas**

Also for
Lease: **No**

Legal: **A-246, Jesse Young, 730+/- Ac**
Year Built: **1962/Appraisal District**

Elem: **Madisonville**

Middle:

High: **Madisonville**

LP: **\$3,160,000***

LP/ACR: **\$4328.77**

KM: **999Z**

Zip: **75852-**

Country: **United States**

Miles:

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

General, Property, Utilities and Additional Information

Style:

Main Dwell Extr:

Acreage: **50 or more Acres**

Road Surface: **Asphalt**

Road Front: **State Highway**

Topography:

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

Improve: **2 or More Barns, Auxiliary Building, Cross Fenced, Deer Stand, Fenced, Greenhouse, Pastures, Tackroom**

Energy: **Ceiling Fans**

Green/Energy Certifications:

Access/Lockbox:

Dir: **From I-45N @ Madisonville: Exit #142, turn R on Hwy 21 E, go to Midway, turn L on OSR, property on L, sign posted.**

Physical Property Description - Public: **REDUCED Madison County - 730 +/- ac, frontage on both OSR & Hwy 21 with easy access to I-45. Main home site offers 4/3/4 brick home with 3000 SF. Land improvements are spectacular: Main barn w/ recreation area and office with tile flooring; steel working pens; fencing/X-fencing all top-notch; multiple ponds, hay barns, animal shelters, equipment sheds and galvanized cattle guards. Reduced \$3,160,000**

Living: **19X24**

Den:

GameRm:

Micro: **No**

Oven: [Electric Oven](#)

Util Rm: **Utility Rm in House**

Bedrooms: **2 Master Bedrooms, Master Bed - 1st Floor**

Rooms: **1 Living Area, Breakfast Room, Formal Dining**

Interior:

Spcl Condt: [Survey](#) Required

Disclosures: **Sellers Disclosure**

Exclusions:

Maint Fee: **No/\$**

Financing Available:

Stories:

Main Dwell Type:

Acres: **730**

Waterfront Features:

Improve: **2 or More Barns, Auxiliary Building, Cross Fenced, Deer Stand, Fenced, Greenhouse, Pastures, Tackroom**

Green/Energy Certifications:

Access/Lockbox:

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Dining: **10X13**

Kitchen: **11x13**

Breakfast: **9X10**

Dishwshr: **Yes**

Range: [Electric Range](#)

Connect: **Electric Dryer Connections, Washer Connections**

Mstr Bath: **Master Bath Shower Only**

Flooring: **Carpet, Laminate, Tile**

Defects: **No Known Defects**

Occupant: **Owner**

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

Financing Available:

New Construction: **No/**

Apprx Comp:

Lot Dim:

Trees:

Access:

Show: **Accompany, Appointment Required**

Lot Desc:

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4th Bed: **13X17**

5th Bed:

Sep Ice Mkr:

Prvt Pool: **No/**

Fireplace: **1/Wood Burning Fireplace**

Connect: **Electric Dryer Connections, Washer Connections**

Mstr Bath: **Master Bath Shower Only**

Countertops:

Occupant: **Owner**

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

Financing Available:

Bedrooms: **/**

FB/HB: **/**

Garage: **4/Detached Garage**

Carport: **/**

Gar/Car

[Mineral Rights](#)

Show: **Accompany, Appointment Required**

Lot Desc:

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Extra Rm:

Study/Library:

Cmpctr: **No**

Area Pool: **No**

Frnt Door Faces:

Foundation: **Slab**

Heat: **Central Electric**

Cool: **Central Electric**

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

Util Dist:

9617 OSR

MLS#: 43128049

List Price: \$3,160,000



Living room w/ wood-burning FP



Master Bedroom



Spare bedroom



Spare bedroom



Main Barn



Main Barn Office w/ tile flooring



Main Barn Office



Main Barn - Equipment storage



Main Barn - Exterior



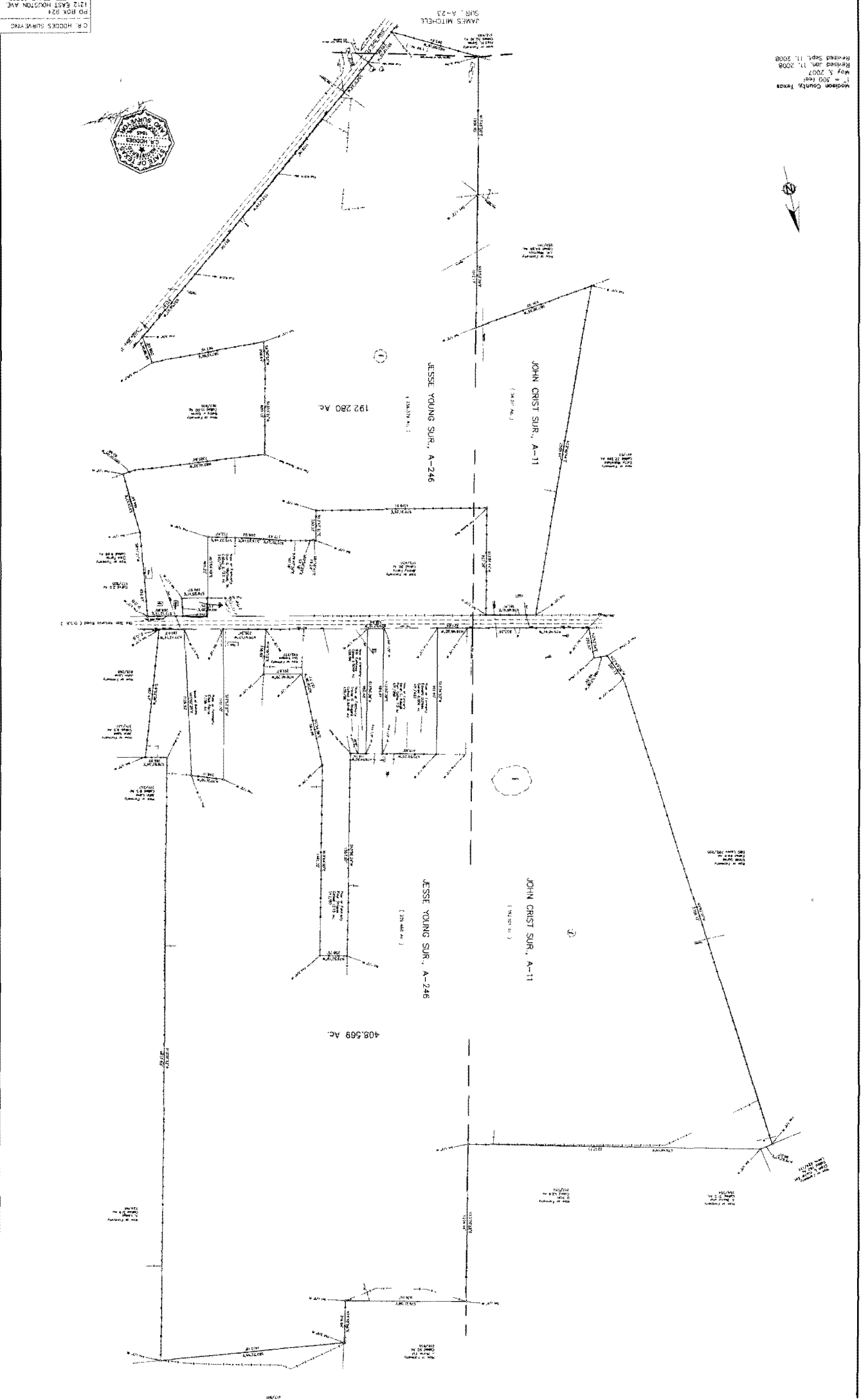
Fueling Barn

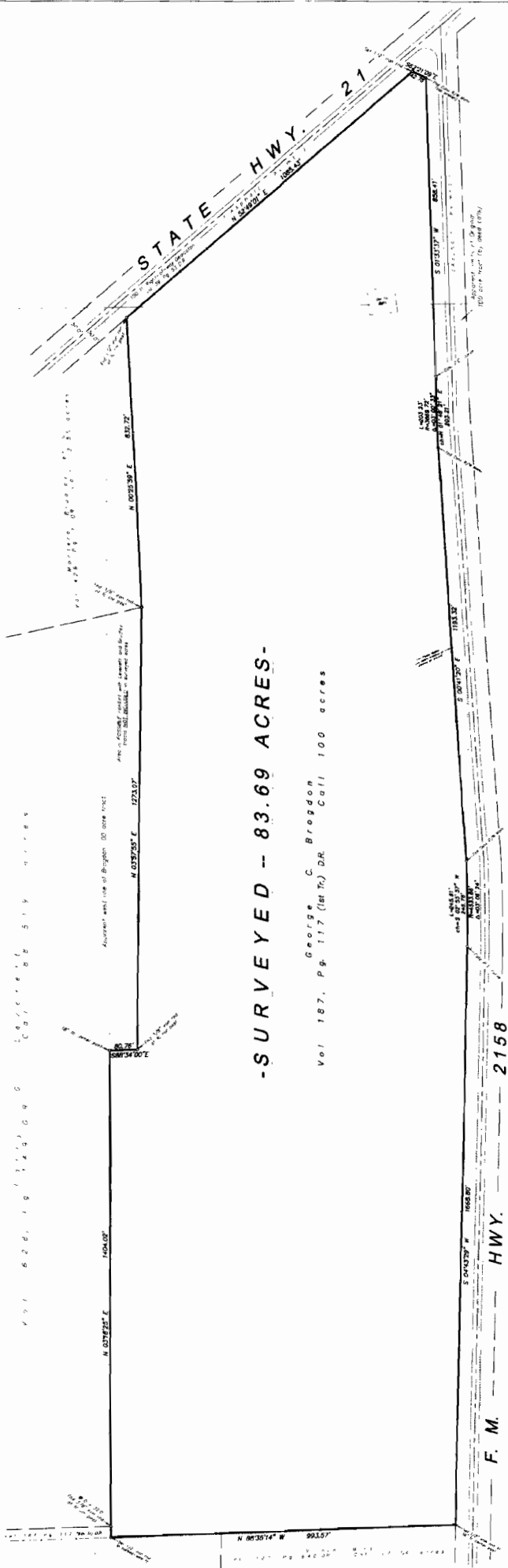


Garage & Custom Greenhouse









JOE A. FULLER, Registered Professional Land Surveyor
do hereby certify that this plat represents a survey made on
the ground under my supervision and that all monuments and
boundary measurements are shown hereon.

Signed

JOE A. FULLER
R.L.S. No. 41066
December 20, 2009



-SURVEYED -- 83.69 ACRES-

George C. Brogdon
Vol. 187, Pg. 117 (1st Tr.) D.R. Call 100 acres

PLAT D SURVEY D

GEORGE C. BROGDON
83.69 ACRE TRACT

In the JAMES MITCHELL SURVEY, A-23
Madison County, Texas

December 2, 2009

Scale: 1" = 200 Feet

FULLER & ASSOCIATES
Huntsville, Texas
FILE, BROGDON George 83.69ac-SH21\2009\

NOTES:
1. Bearings based on deed call for the west line of
Everett Ph 9 and tract (S271925'W).



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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