

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



7518 FM 3091, MADISONVILLE

Gen. Property Description: 5/2 Home, 3640 SF, Barn, 2 Ponds & 126.522 Ac

Road Frontage: Farm to Market - Asphalt

School District: Madisonville CISD

Water/Sewer: Water Well/Septic Tank

2012 Tax Information: \$4,372.98 (w/ exempt.); \$4,555.98 (w/o exempt.)

List Price: \$650,000

Directions From I-45N: Exit #142 & cross over Hwy 21, continue on the feeder road for approx. 3 mi, turn R on FM 3091, go 1.8 mi, property on R, sign posted.

Data obtained from reliable sources & deemed reliable; however, data is not guaranteed by broker/agent. All information should be independently verified.



**Country
Homes/Acreage**

ML #: **38565642** Status: **A** LP: **\$650,000**
 County: **Madison** Tax Acc #: **20386** SP/ACR: **\$0.00** LP/ACR: **\$5137.45**
 Area: **62 - Madison County** Location: **122 - Other Counties in Texas** Sec #: **KM: 999Z**
 Addr: **7518 FM 3091** City: **Madisonville** Zip: **77864-**
 Sub: **None** State: **Texas** Country: **United States**
 Listing Firm: **DBL Real Estate** Also for Lease: **No** Miles:
 Mkt Area: **Other** Legal: **A-31, Isabella Townsend Tr 22, 126.522 Ac**
 SqFt: **3640/Appraisal District** House: **Yes** Year Built: **2010/Seller**
 SchDist: **99 - Other** Elem: **Madisonville** Middle: **Madisonville** High: **Madisonville**
SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

General, Property, Utilities and Additional Information

Style: **Ranch** # Stories: **1** New Construction: **No** # Bedrooms: **5**
 Main Dwell Extr: **Asbestos, Cement Board** Main Dwell Type: **Free Standing** Apprx Comp: **2** # FB/HB: **2**
 Acreage: **50 or more Acres** Acres: **126.522** Lot Dim: **0** Garage: **0**
 Road Surface: **Asphalt** Trees: **Clusters, Hardwood** Carport: **1**
 Road Front: **Farm to Market** Access: **Gar/Car**
 Topography: **Level** Waterfront Features: **Home Allowed, Unrestricted Mineral Rights:**
 Land Use: **Cattle Ranch, Horses Allowed, Leisure Ranch, Mobile Home Allowed, Unrestricted Mineral Rights:**
 Improve: **Barn, Fenced, Pastures, Storage Shed** Show: **Accompany, Appointment Required**
 Energy: **Ceiling Fans**
 Green/Energy Certifications:
 Access/Lockbox:
 Dir: **From I-45N @ Madisonville: Exit #142, cross HWY 21 and continue to feeder, turn R from feeder rd to FM 3091, sign posted.**
 Physical Property Description - Public: **Madisonville 5/2 Home, 3640 SF, situated on blacktop road frontage. Home features 2 living areas, dining room & kitchen has beautiful granite counters, new cabinetry & stainless appliances. Land has meticulously maintained pastures & fences, good barn, 2 ponds & densely wooded areas for awesome deer hunting. 2+ acre pond has been stocked for 35+ years w/ fishing pier. Offered at \$650,000**
 Living: **18X24** Dining: **14X22** 1st Bed: **20X20** 4th Bed: **19X19** Extra Rm:
 Den: **16X20** Kitchen: **12X14** 2nd Bed: **19X19** 5th Bed: **13X14** Study/Library:
 GameRm: Breakfast: 3rd Bed: **19X19** Sep Ice Mkr: **No** Cmpctr: **No**
 Micro: **Yes** Dishwshr: **Yes** Disposl: **No** Prvt Pool: **No** Area Pool: **No**
 Oven: **Electric Oven** Range: **Fireplace: /** Frnt Door Faces:
 Util Rm: **Utility Rm in House** Connect: **Electric Dryer Connections, Washer Connections** Foundation: **Block & Beam, Slab**
 Bedrooms: **All Bedrooms Down** Mstr Bath: **Double Sinks, Master Bath Shower Only** Heat: **Central Electric**
 Rooms: **Den, Formal Dining** Flooring: **Carpet, Laminate, Vinyl** Countertops: **Water/Swr: Septic Tank, Well**
 Interior: **No Special Conditions** Defects: **No Known Defects** Util Dist:
 Spcl Condt: **No Special Conditions** Disclosures: **Sellers Disclosure** Occupant: **Owner**
 Exclusions: Taxes w/o Exemptions/Yr: **\$4,556/2012** Tax Rate:
 Maint Fee: **No/\$**
 Financing Available:

7518 FM 3091

MLS#: 38565642

List Price: \$650,000



Home w/ 5 bedrooms, 2 baths & 3640 SF



Situated on Farm to Market Rd



Beautiful granite counters & stainless appliances



Formal Dining Room



Den features beautiful windows & lovely wood laminate flooring



Great place to entertain - living room



20X20 Master Bedroom



Master Bath features double sinks & walk-in shower



Large spare bedroom



Spare bedroom with enough room for crafting too!



A bedroom for your princess



Spare bedroom



Barn has 2250 SF w/ 2 horse stalls & 12X16 shop



Cattle feed trail



Improved pasture



Fishing pier



2+ acre pond



Trail along perimeter of property



Hay field



Awesome deer hunting!



Densely wooded section for hunting



Improved pasture



2nd pond



Improved pasture



View of fencing

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

Prepared by: [Don Hatcher](#)

M 701.79 U.S.C.
701.79 E
F.

Kenneth
Salinas
827 E.
First Street
3671206

Wendell O. Mosley
580 315 AC
706/312

NORTH

Scale: 1" = 200'

126.522 ACRES

123.27 AC
77C / 280

743 AC. —
BETWEEN 123.27 AC.
AND 1122.0 AC. 997 AC.

Samuel A.
R1220
1866-PT 2C
459/216

0160A: BEWEE
SOUTH HARBOR
CENTER LINE
MARTLE CREEK

SAMUEL W.
RIZZO
1806.997 AC.
459/210

Martin L. Riley, Jr., R.P.L.S. No. 4089

Master F. Wiley

DON & BEVERLY HATCHER
126.522 ACRES TRACT
ISABELLA TOWNSEND SURVEY, A-31
AUGUSTUS HOTCHKISS SURVEY, A-17
MADISON COUNTY, TEXAS

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MADISON COUNTY, TEXAS

FIELD Notes of a 126.522 acres tract or parcel of land lying and being situated in the Isabella Townsend Survey, A-31 & the Augustus Hotchkiss Survey, A-17, Madison County, Texas, and being composed of the following acreages:

- (1) All of the called 123.27 acres tract described in the Deed recorded in Volume 776, Page 280, O.R.M.C.T.;
- (2) All of the 0.680 acre tract described in the Deed recorded in Volume 776, Page 280, O.R.M.C.T.;
- (3) A 0.266 acre tract being an abandoned roadway located between the 123.27 acres tract and the 0.680 acre tract;
- (4) A 0.743 acre tract lying between the 123.27 acres tract and the Samuel W. Rizzo 1866.997 acres tract (459/216);
- (5) A 0.803 acre tract lying between the 123.27 acres tract and the Samuel W. Rizzo 1866.997 acres tract (459/216);
- (6) A 0.760 acres tract lying between the south highbank of Myrtle Creek and the centerline of Myrtle Creek;

Said 126.522 acres tract being more particularly described as follows:

BEGINNING at a 30-inch Post Oak Tree found marking an interior ell corner of the 123.27 acres tract, said Tree marking the northeast corner of the Kenneth Spillars 82.7 acres tract (FIRST TRACT-387/206), said Tree being located in the common line of the Townsend Survey and the Hotchkiss Survey;

THENCE along the southerly lines of the 123.27 acres tract, the abandoned roadway and the 0.680 acres tract, same being the northerly lines of the Spillars 82.7 acres tract, same being generally along the common line of the Townsend Survey and the Hotchkiss Survey, for the following calls:

N 72° 47' 13" W for a distance of 1,054.74 feet to an 18-inch Post Oak Tree marking the southwest corner of the 123.27 acres tract and the southeast corner of the abandoned roadway;

N 85° 31' 02" W for a distance of 117.17 feet to a 1/2-inch iron rod for corner marking the southwest corner of the abandoned roadway and the southeast corner of the 0.680 acre tract;

N 73° 18' 22" W for a distance of 301.95 feet to a 1/2-inch iron rod for corner marking the southwest corner of the 0.680 acre tract and located in the southeast right-of-way line of F. M. 3091;

THENCE along the northwest lines of the 0.680 acres tract, the abandoned roadway and the 123.27 acres tract, same being the southeast R/W of F. M. 3091, for the following calls:

Along a curve to the left having a radius of 1,195.39 feet for an arc distance of 807.02 feet, the chord bears N 74° 15' 23" E a distance of 791.79 feet to a Concrete Right-of-way Marker;

N 55° 06' 41" E for a distance of 475.90 feet to a 1/2-inch iron rod for corner marking the northwest corner of the 123.27 acres tract, and the southwest corner of the Wendell O. Mosley 58.315 acres tract (706/312);

THENCE along the northerly lines of the 123.27 acres tract, same being the southerly lines of the Mosley 58.315 acres tract, for the following calls:

S 54° 35' 37" E for a distance of 720.83 feet to a 1/2-inch iron rod;

S 82° 09' 18" E at a distance of 1,274.24 feet pass a 1/2-inch iron rod for reference, continue for a total distance of 1,373.48 feet to a POINT for corner in the centerline of Myrtle Creek, said centerline marking the southwesterly lines of the Samuel W. Rizzo 1,866.997 acres tract, said point marking the southeast corner of the Mosley 58.315 acres tract;

THENCE along the centerline of the Myrtle Creek, same being the southwest lines of the Rizzo 1,866.997 acres tract, for the following calls;

S 26° 42' 50" E - 28.46 feet;
S 57° 45' 34" E - 229.15 feet;
N 63° 57' 26" E - 225.41 feet;
N 02° 04' 39" W - 113.64 feet;
N 65° 08' 29" E - 236.38 feet;
S 47° 24' 09" E - 237.16 feet;

N 72° 43' 30" E - 77.10 feet;
 S 38° 06' 27" E - 54.30 feet;
 S 18° 15' 58" W - 100.67 feet;
 S 40° 11' 52" E - 90.78 feet;
 S 56° 48' 56" E - 303.46 feet;
 N 38° 53' 13" E - 105.34 feet;
 S 36° 57' 24" E - 168.23 feet;
 S 79° 19' 13" E - 137.22 feet;
 S 14° 12' 03" E - 202.97 feet;
 S 11° 11' 49" E - 351.76 feet; to a POINT for corner;
 S 01° 42' 29" E for a distance of 10.00 feet to a Concrete Monument
 on the south highbank of Myrtle Creek;
 S 18° 11' 20" W for a distance of 274.85 feet to a Post Oak Stump for
 corner marking an interior ell corner of the Rizzo 1,866.997 acres
 tract, the southeast corner of the 123.27 acres tract, the southerly
 corner of the 0.803 acres tract and located in the common line of the
 Townsend Survey and the Hotchkiss Survey;

THENCE N 73° 25' 23" W along a northwest line of the Rizzo 1,866.997 acres
 tract, same being along the common line of the Townsend Survey and the Hotchkiss
 Survey, for a distance of 1,623.13 feet to a Concrete Monument marking an
 interior ell corner of the Rizzo 1,866.997 acres tract, a X-tie marking an
 interior ell corner of the 123.27 acres tract bears N 61° 07' 12" W a distance
 of 39.54 feet;

THENCE S 01° 19' 37" W along an easterly line of the Rizzo 1,866.997 acres
 tract for a distance of 1,262.18 feet to a Fence Corner Post for corner;

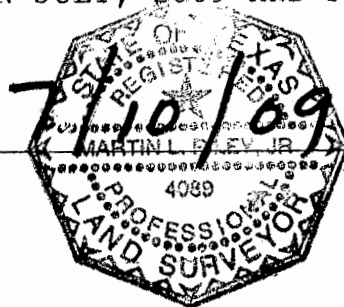
THENCE S 89° 54' 57" W at a distance of 5.33 feet pass a POINT marking the
 lower southeast corner of the 123.27 acres tract, continue along the southerly
 line of the 123.27 acres tract for a total distance of 1,596.66 feet to a 1/2-
 inch iron rod for corner marking the lower southwest corner of the 123.27 acres
 tract and located in the easterly line of the Spillars 82.7 acres tract;

THENCE N 00° 44' 06" W along the lower southwest line of the 123.27 acres
 tract, same being the northeast line of the Spillars 82.7 acres tract, for a
 distance of 1,749.25 feet to the PLACE OF BEGINNING containing 126.522 ACRES
 OF LAND, more or less.

PREPARED FROM A SURVEY MADE UNDER MY SUPERVISION IN JULY, 2009 AND FROM DEED
 DESCRIPTIONS

Martin L. Riley, Jr.

Martin L. Riley, Jr., R.P.L.S. No. 4089





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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