

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 and
see item #2056D



3813 HENDRIX LN, MADISONVILLE

Gen. Prop. Description: 49+/- Acres and 2100+ SF Fixer-Upper Home

Road Frontage: 3-sides of road frontage: county-maintained

School District: Madisonville CISD

Water/Sewer: Water Well/Septic Tank

2011 Tax Information: \$355.50 (w/ HS & Ag reduction); \$1,349.35 (w/o exemption)

List Price: \$199,500

Directions From I-45N: Exit #142, turn L on Hwy 21, go 2mi, turn R on Hwy 75N, go 4.3mi, turn L on I-45 Frontage Rd, go 4.7mi, turn L on CR 308/Hendrix Ln, go 1mi, prop on L

Data obtained from reliable sources & deemed reliable; however, data is not guaranteed by DBL Real Estate Broker/Agent. All information should be independently verified.



**Country
Homes/Acreage**

County: **Madison**

Area: **62 - Madison
County**

Addr: **3813 Hendrix**

Sub: **None**

Listing Firm: **DBL Real Estate**

Mkt Area: **Other**

SqFt: **/**

SchDist: **99 - Other**

ML #: **92472570**

Tax Acc #: **0104-
000-0360-901**

Location: **122 -
Other Counties in
Texas**



Legal: **A-104 Thomas N B Greer Tract 36, 49+/-
Ac**

House: **Yes**

Elem: **Madisonville**

Status: **A** LP: **\$199,500**

SP/ACR: **\$0.00** LP/ACR: **\$
4071.43**

Sec #: **KM: 999Z**

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

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

Also for Lease: **No** Miles:

Year Built: **1960/Seller**

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

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

General, Property, Utilities and Additional Information

Style: **Ranch**

Main Dwell Extr: **Brick & Wood**

Acreage: **20 Up to 50 Acres**

Road Surface: **Dirt, Gravel**

Road Front: **County Maintained**

Topography:

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

Improve:

Energy:

Green/Energy Certifications:

Access/Lockbox:

Dir: **From Madisonville @ Exit #142: Turn L on Hwy 21W, go 2 mi, turn R on Hwy 75N, go 4.3 mi, turn L on I-45 Frontage Rd, go 4.7 mi, turn L on CR 308/Hendrix Ln, go 1 mi, property on L.**

Physical Property Description - Public: **Madisonville - 49 +/- rolling acres and 2100+ SF fixer-upper home. Land has 2 ponds and is 70% open with improved pastures and 30% wooded with native trees, including hardwoods. Property has road frontage on 3 sides. Asking \$199,500**

Living:

Den:

GameRm:

Micro:

Oven:

Util Rm:

Bedrooms:

Rooms:

Interior:

Spcl Cond: **No Special**

Conditions

Disclosures: **No Disclosures**

Exclusions:

Maint Fee: **No/\$**

Financing Available: **Cash Sale, Conventional**

Stories:

Main Dwell Type:

Acres: **49**

Waterfront Features:

Show: **Appointment Required**

New Construction: **No/**

Apprx Comp:

Lot Dim:

Trees: **Clusters, Hardwood**

Access:

Lot Desc:

Fireplace: **1/Wood Burning
Fireplace**

Countertops:

Occupant:

Taxes w/o Exemptions/Yr: **\$
1,349/2011**

Bedrooms: **/**

FB/HB: **/**

Garage: **0/**

Carport: **/**

Gar/Car

Mineral Rights:

Extra Rm:

Study/Library:

Cmpctr:

Area Pool:

Frnt Door Faces:

Foundation:

Heat: **Other Heating**

Cool: **Other Cooling**

Water/Swr: **Septic Tank, Well**

Util Dist:

Tax Rate:

3813 Hendrix

MLS#: 92472570

List Price: \$199,500

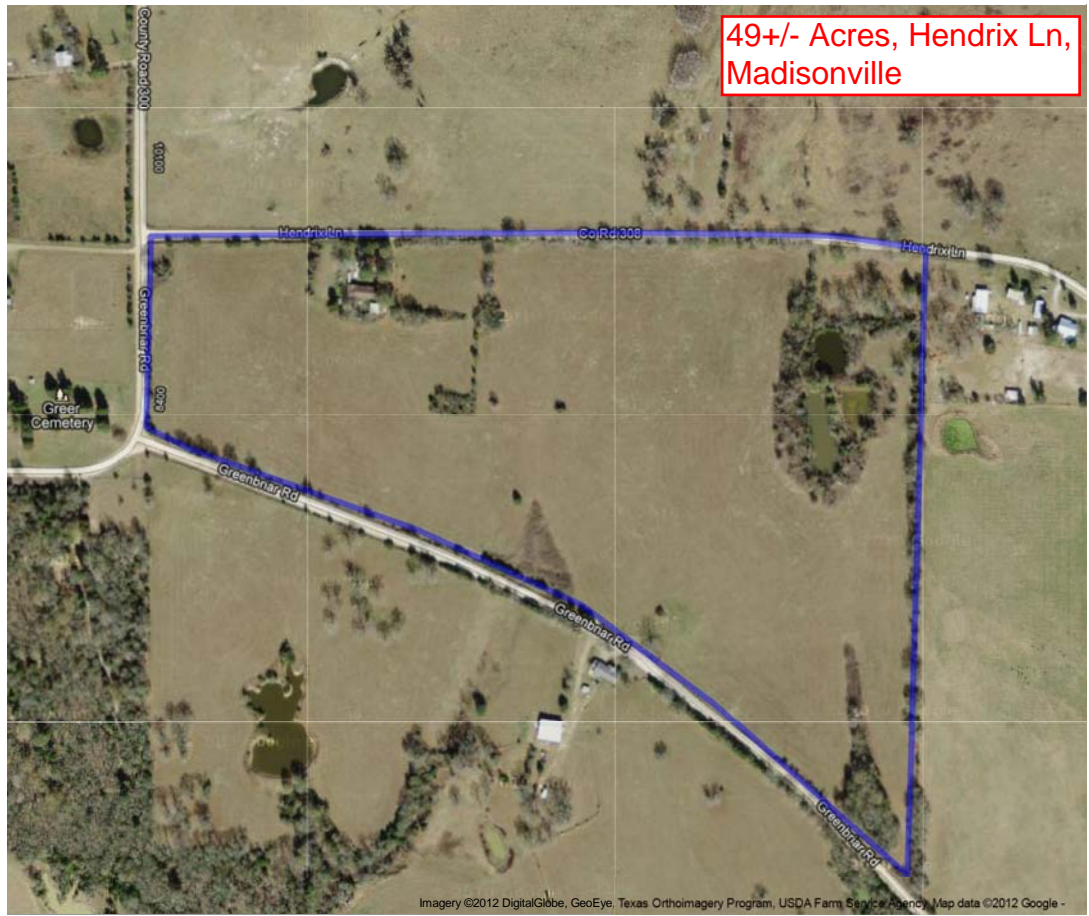




*Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: [Don Hatcher](#)

DBL Disclaimer:
Measurements are
approximated - not a survey.



Imagery ©2012 DigitalGlobe, GeoEye, Texas Orthoimagery Program, USDA Farm Service Agency, Map data ©2012 Google -



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

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Untitled