

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



DEER ALLEY!

To view this property online
log onto dblrealestate.com &
see item **#2045D**



Land is 75% open &
25% wooded, 2900'+
blacktop rd frontage,
stone front entrance
& 283' water well.

FM 1428, MADISON COUNTY

Gen. Property Description: 108.376 Ac, 2 Ponds, Creek, Deer Stands/Feeders

Road Frontage: Asphalt – Farm to Market Rd

School District: Madisonville CISD

Utilities: Electricity on site and Water well


List Price: \$4,500/Acre

2011 Property Tax Information: \$155.79 w/ Agricultural Reduction

Directions @ I-45N: Exit #142, turn R on Hwy 21E & go 2.6 mi, turn R on FM 1428, go 3.6 mi to property on R.

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 #: **35662054** Status: **A** LP: **\$487,557**
 County: **Madison** Tax Acc #: **22838** SP/ACR: **\$0.00** LP/ACR: **\$4498.75**
 Area: **62 - Madison County** Location: **122 - Other Counties in Texas** Sec #: **KM: 999Z**
 Addr: **108 AC FM 1428**  City: **Madisonville** Zip: **77864-**
 Sub: **N/A** State: **Texas** Country: **United States**
 Listing Firm: **DBL Real Estate** Also for Lease: **No** Miles:
 Mkt Area: **Other** Legal: **A 182, A Park, Tr 4-1, A R Robbins, Tr 39**
 SqFt: **/** House: **No** Year Built: **/**
 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: # Stories: New Construction: **No/** # Bedrooms: **/**
 Main Dwell Extr: Main Dwell Type: Apprx Comp: # FB/HB: **/**
 Acreage: **50 or more Acres** Acres: **108.376** Lot Dim: Garage: **0/**
 Road Surface: **Asphalt** Trees: **Hardwood, Partial Coverage** Carport: **/**
 Road Front: **Farm to Market** Gar/Car
 Topography: **Level, Running Water, Sloped** Waterfront Features: Access: **Automatic Gate**
 Land Use: **Cattle Ranch, Horse Farm, Leisure Ranch, Other, Unrestricted** Mineral Rights: **No**
 Improve: **Fenced, Pastures** Show: **Appointment Required**
 Energy:
 Green/Energy Certifications:
 Access/Lockbox: Lot Desc:
 Dir: **From I-45: Take Exit #142 and head East on Hwy 21, go 2.6 miles, turn Right onto FM 1428, go 3.6 miles to property on right.**
 Physical Property Description - Public: **Madison Co. - 108.376 ac approx. 75% pasture & 25% wooded w/ scattered hardwoods & native brush. Over 2900' of blacktop on FM-1428 w/ pipe & cable fencing across front. Gorgeous stone front entrance w/ automatic gate, perimeter fencing & 2 ponds. Black Oak Branch crosses property between east & west pastures. Good hay meadows, 283' water well AND electricity, & abundant wildlife. 10 minutes from town. Asking \$4,500/ac**
 Living: Dining: 1st Bed: 4th Bed: Extra Rm:
 Den: Kitchen: 2nd Bed: 5th Bed: Study/Library:
 GameRm: Breakfast: 3rd Bed: Sep Ice Mkr: Cmpctr:
 Micro: Dishwshr: Disposl: Prvt Pool: **No/** Area Pool:
 Oven: Range: Fireplace: **/** Frnt Door Faces:
 Util Rm: Connect: Foundation:
 Bedrooms: Mstr Bath: Heat:
 Rooms: Cool:
 Interior: Flooring: Countertops: Water/Swr: **No Sewer, Well**
 Spcl Condt: **No Special Conditions** Defects: **No Known Defects** Util Dist: **No**
 Disclosures: **No Disclosures** Occupant:
 Exclusions:
 Maint Fee: **No/\$** Taxes w/o Exemptions/Yr: **\$156/2011** Tax Rate: **1.82**
 Financing Available: **Cash Sale, Conventional**

108 AC FM 1428

MLS#: 35662054

List Price: \$487,557



Grand Stone Entrance w/ auto gate



2900+ of Blacktop!



Front pasture



Rolling topography



ATV or cattle - feed trail



283' water well



Deer Alley



Feeder



Deer stand overlooking pond



1 of 2 ponds



Wildlife tracks



Hog waller



Rolling topography & distant view of pond



1 of 2 ponds



View of neighboring tract of land



Beautiful scattered trees



Wildlife scrapes



Perimeter fencing at rear of property



Brush

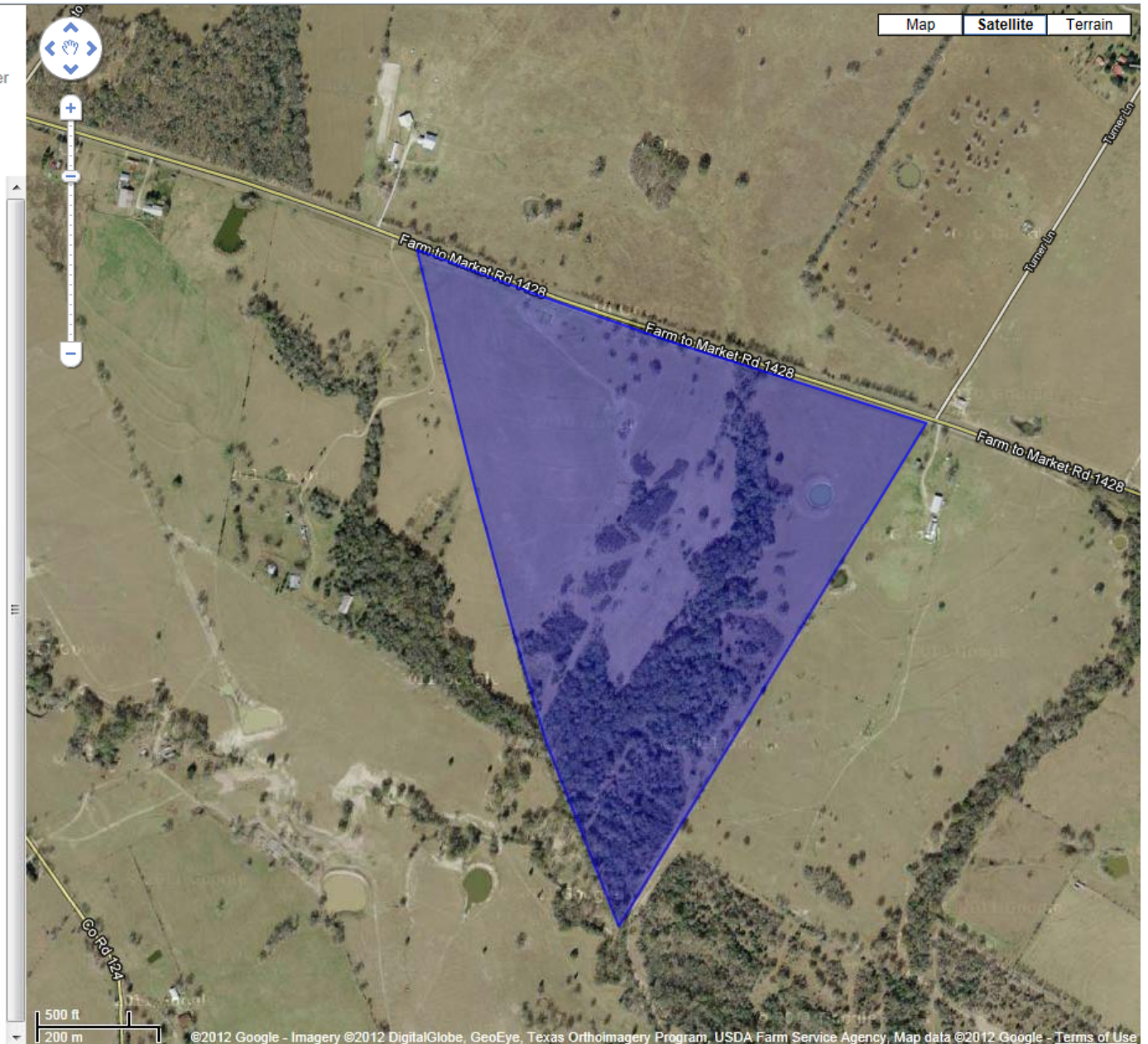
*Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: [Don Hatcher](#)



This feature was not created by Google. Information you enter below may become available to the feature's provider.

Area is 108.47 acres
(438977.1 sq m or 43.9 ha or
4725110 sq ft)



DBL Disclaimer: Representations of measurements and dimensions are approximated and should be independently verified.

Note: Deed Call Bearings held for cotrol.



Scale: 1" = 400'

108.376 ACRES

CALLED: 108.44 AC. ~ 700 | 80

REBECCA

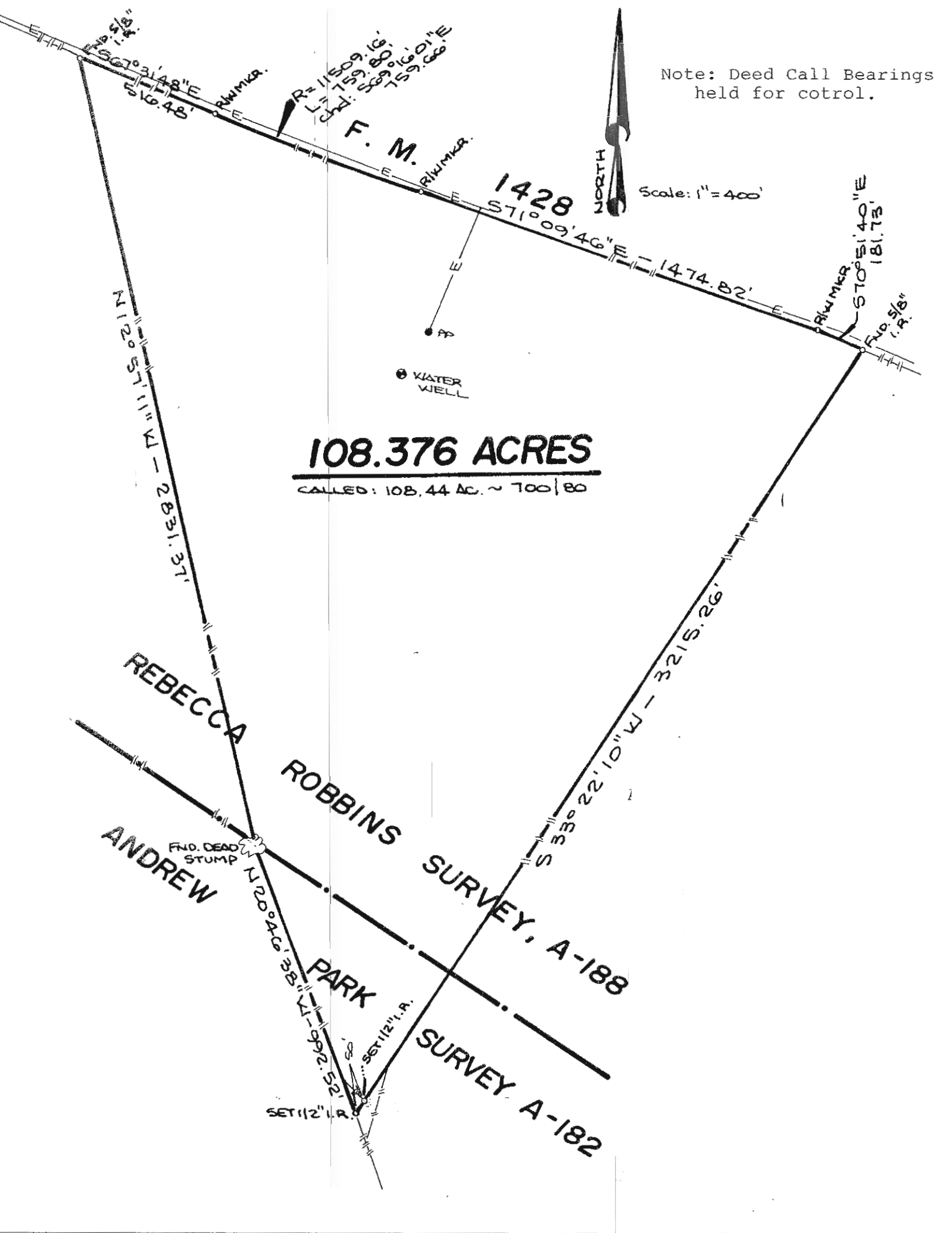
ROBBINS

SURVEY, A-188

ANDREW

PARK

SURVEY A-182



FIELD notes of a **108.376 acres tract** or parcel of land lying and being situated in the Rebecca Robbins Survey, A-188 & Andrew Park Survey, A-182, Madison County, Texas, and being the same tract of land called 108.44 acres and described in the Deed recorded in Volume 700, Page 80, of the Official Records of Madison County, Texas, said **108.376 acres tract** being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found marking the northwest corner of the called 108.44 acres tract, said iron rod marking the northeast corner of the B. L. Griffin 64.80 acres tract (404/563), said iron rod being located in the southerly right-of-way line of F. M. 1428;

THENCE along the northerly lines of the called 108.44 acres tract, same being the southerly right-of-way line of F. M. 1428, for the following calls:

S 67° 31' 48" E for a distance of 516.48 feet to a Concrete Right-of-way Marker;

Along a curve to the left having a radius of 11,509.16 feet for an arc distance of 759.80 feet, the chord bears S 69° 16' 01" E a distance of 759.66 feet to a Concrete Right-of-way Marker;

S 71° 09' 46" E for a distance of 1,474.82 feet to a Concrete Right-of-way Marker;

S 70° 51' 40" E for a distance of 181.73 feet to a found 5/8-inch iron rod marking the northeast corner of the called 108.44 acres tract, same iron rod marking the northwest corner of the James Jeffcoat 192.01 acres tract (577/69);

THENCE S 33° 22' 10" W along the southeast line of the called 108.44 acres tract, same being the northwest lines of the Jeffcoat 192.01 acres tract and the James Jeffcoat 127.12 acres tract (607/221), for a distance of 3,215.26 feet to a 1/2-inch iron rod set for corner marking the southerly corner of the called 108.44 acres tract, the westerly corner of the Jeffcoat 127.12 acres tract and located in the northeast line of the Gerald Godwin 117.61 acres tract (641/247), a 1/2-inch iron rod set for reference bears N 33° 22' 10" E a distance of 50.00 feet;

THENCE N 20° 46' 38" W along the lower southwest line of the called 108.44 acres tract, same being the northeast line of the Godwin 117.61 acres tract, for a distance of 992.52 feet to a found Dead Stump for angle point, said stump marking the northeast corner of the Godwin 117.61 acres tract and southeast corner of the Griffin 64.80 acres tract;

THENCE N 12° 57' 11" W along the upper southwest line of the called 108.44 acres tract, same being the northeast line of the Griffin 64.80 acres tract, for a distance of 2,831.37 feet to the PLACE OF BEGINNING containing **108.376 ACRES OF LAND**, more or less.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 or 512-465-3960.



(TAR-2501) 1/1/96

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Don & Beverly Hatcher

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