

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



MISTY LANE, NORTH ZULCH, TEXAS

General Property Description: 15.607 Wooded Acres

Zoning: Unrestricted

Road Frontage: Private Dirt Road

School District: North Zulch ISD

Water/Sewer: Rural Water Available

2010 Tax Information: \$795.57

List Price: \$55,000

Directions: Exit #142, turn L onto Hwy 21 & go 6.8 mi, turn L on FM 1372, go 6.6 mi, turn R on Strawther Rd, go 0.8 mi, turn R on Misty Ln, go 0.8 mi to property on L, sign posted.

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



Country Homes/Acreage

County: **MADISON**
Area: [62 - Madison County](#)

Addr: [15 AC Misty](#)

Sub: **West Madison Addition**

Listing Firm: **DBL Real Estate**

Mkt Area: **MKTAR**

SqFt: /

SchDist: [99 - Other](#)

ML #: **62344481**

Tax Acc #: **17017**

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



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Mkt Area: **MKTAR**

SqFt: /

SchDist: [99 - Other](#)

Status: **A** LP: **\$55,000**

SP/ACR: **\$0.00** LP/ACR: **\$3524.06**

Sec #: **KM: 999Z**

City: **North Zulch** Zip: **77872-**

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

Also for Lease: **No** Miles: **108**

Legal: **WEST MADISON ADDITION, LOT 14, 15.607 AC**

House: **No**

Elem: **North Zulch**

Year Built: /

Middle: **North Zulch** High: **North Zulch**

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: 15 Up to 20 Acres	Acres: 15.607	Lot Dim:	Garage: 0/
Road Surface: Dirt			Carport: /
Road Front: Private		Trees: Densely Wooded	Gar/Car
Topography: Sloped	Waterfront Features:	Access:	Mineral Rights:
Land Use: Mobile Home Allowed, Other, Unrestricted		Show: Appointment Required	

Improve:
Energy:

Green/Energy Certifications:

Access/Lockbox:

Lot Desc:

Dir: **From I-45 at Madisonville: Take Exit #142, turn L on Hwy 21 & go 6.8 mi, turn L on FM 1372, go 6.6 mi, turn R on Strawther Rd, go 0.8 mi, turn R on Misty Ln, go 0.8 mi to property on L, sign posted.**

Physical Property Description - Public: **Madison County - Hunter's Retreat! 15.607 acres wooded with long private road frontage. Property is fenced on 2 sides and slopes toward a hardwood bottom at the back of the acreage. A large pond attracts lots of wildlife. Rural water, electricity & telephone available. Asking \$55,000.**

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:	Dispsl:	Prvt Pool: No/	Area Pool:
Oven:	Range:	Fireplace: /	Frnt Door Faces:	Foundation:
Util Rm:	Connect:		Heat:	Cool:
Bedrooms:	Mstr Bath:		Water/Swr: Public Water	Util Dist:
Rooms:				
Interior:	Flooring:	Countertops:		
Spcl Condt: No Special Conditions	Defects: No Known Defects			
Disclosures: No Disclosures	Occupant:			
Exclusions:				

Maint Fee: **No/\$**

Taxes w/o Exemptions/Yr: **\$796/2010** Tax Rate: **1.95**

Financing Available: **Cash Sale, Conventional**

15 AC Misty

MLS#: 62344481

List Price: \$55,000



Cleared area near front of property - great camp site



Road frontage



View of the fencing



View from Misty Ln of electric pole on the property



Scattered mixture of trees



A great place to take a walk & get back to nature



Densely wooded area w/ small clearing - ready for a deer blind!



Pond



Pond - 2nd view



Back view of acreage



Wildlife tracks

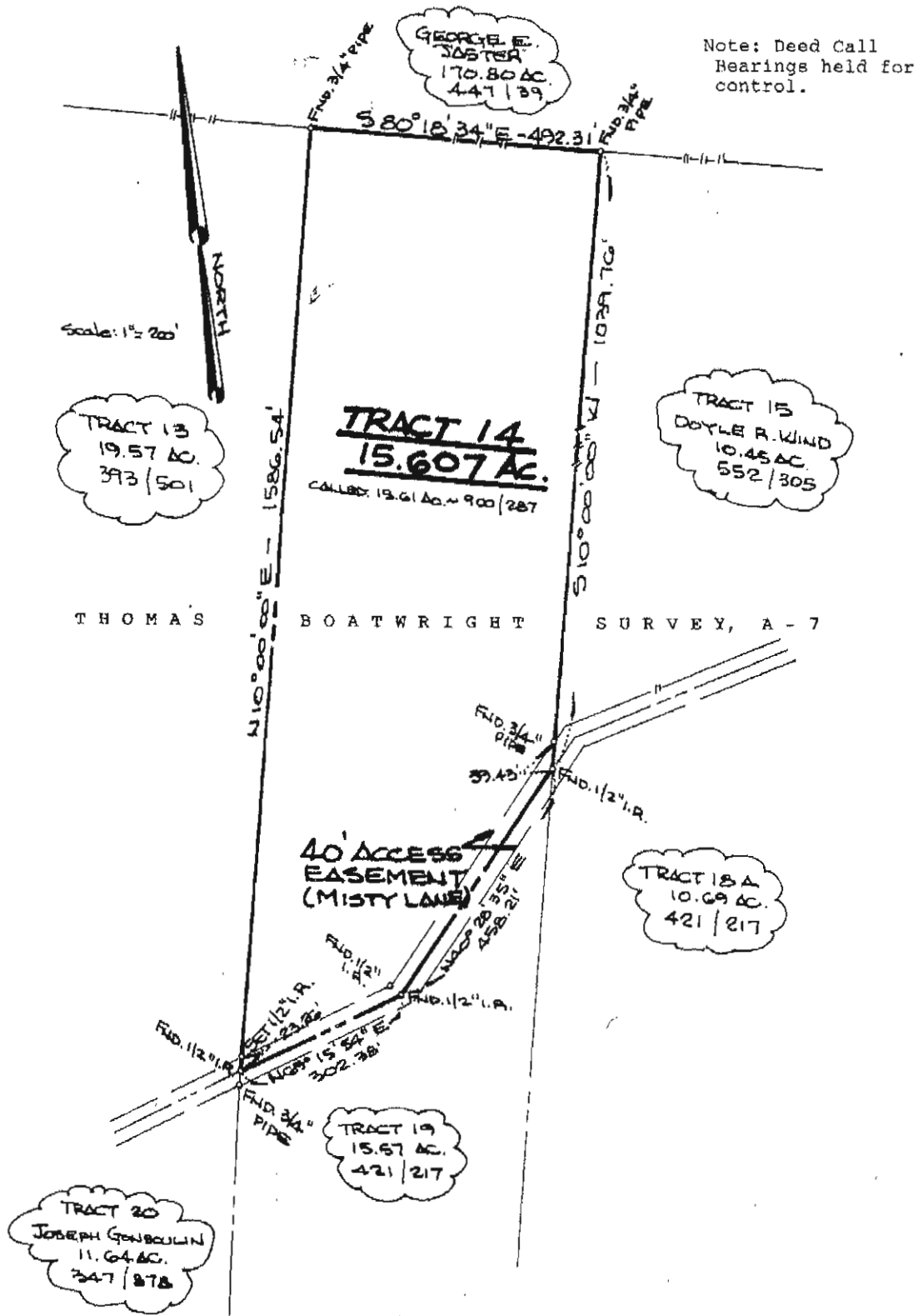


Wooded trails...bring the ATVs!

Tue, Aug 23, 2011 02:59 PM

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

Prepared by: [Don Hatcher](#)



This survey shown on this plat of the ROY CAMPBELL 15.607 ACRES TRACT, Thomas Boatwright Survey, A-7, Madison County, Texas, was prepared from a survey made under my supervision in June, 2009. There are no visible easements, visible encroachments or visible shortages in area except as shown hereon.

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

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



THOMAS CAMPBELL
15.607 ACRES TRACT 14
THOMAS BOATWRIGHT SURVEY, A-7
MADISON COUNTY, TEXAS

FIELD Notes of a 15.607 acres tract or parcel of land lying and being situated in the Thomas Boatwright Survey, A-7, Madison County, Texas, and being the same tract called 15.61 acres and described in the Deed recorded in Volume 900, Page 257, of the Official Records of Madison County, Texas, said 15.607 acres tract being more particularly described as follows:

BEGINNING at a 3/4-inch Pipe found marking the northwest corner of the called 15.61 acres tract, said pipe marking the northeast corner of the 19.57 acres Tract 13 (393/501), said pipe being located in the southwest line of the George E. Jaster 170.80 acres tract (447/39);

THENCE S 80° 18' 34" E along the northeast line of the called 15.61 acres tract, same being the southwest line of the Jaster 170.80 acres tract, for a distance of 492.31 feet to a 3/4-inch Pipe found for corner marking the northeast corner of the called 15.61 acres tract and the northwest corner of the Doyle R. Wind 10.45 acres Tract 15 (552/305);

THENCE S 10° 00' 00" W along the southeast line of the called 15.61 acres tract, same being the northwest line of the Wind Tract 15, for a distance of 1,039.76 feet to a 1/2-inch iron rod found for corner marking the southeast corner of the called 15.61 acres tract, the southwest corner of the Wind Tract 15, the northwest corner of the 10.69 acres Tract 18A (421/217) and the northeast corner of the 15.57 acres Tract 19 (421/217), said iron rod being located in the centerline of the 40-foot Wide Access Easement known as Misty Lane, a found 3/4-inch Pipe bears N 10° 00' 00" E a distance of 39.43 feet;

THENCE along the southeast line of the called 15.61 acres tract, same being the northwest lines of the Tract 19, same being the centerline of the 40-foot wide Access Easement known as Misty Lane, for the following calls:

S 40° 28' 35" W for a distance of 458.21 feet to a 1/2-inch iron rod found for angle point;

S 69° 15' 54" W for a distance of 302.38 feet to a 1/2-inch iron rod found for corner marking the southwest corner of the called 15.61 acres tract, the northwest corner of the Tract 19 & the northeast corner of the Joseph Gonsoulin 11.64 acres Tract 20 (347/878), a set 1/2-inch iron rod for reference bears N 10° 00' 00" E a distance of 23.26 feet and a found 3/4-inch Pipe bears S 10° 00' 00" W a distance of 23.26 feet, said iron rod marking the southeast corner of the Tract 13;

THENCE N 10° 00' 00" E along the northwest line of the called 15.61 acres tract, same being the southeast line of the Tract 13, for a distance of 1,586.54 feet to the PLACE OF BEGINNING containing 15.607 ACRES OF LAND, more or less.

PREPARED FROM A SURVEY MADE UNDER MY SUPERVISION IN JUNE, 2009

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

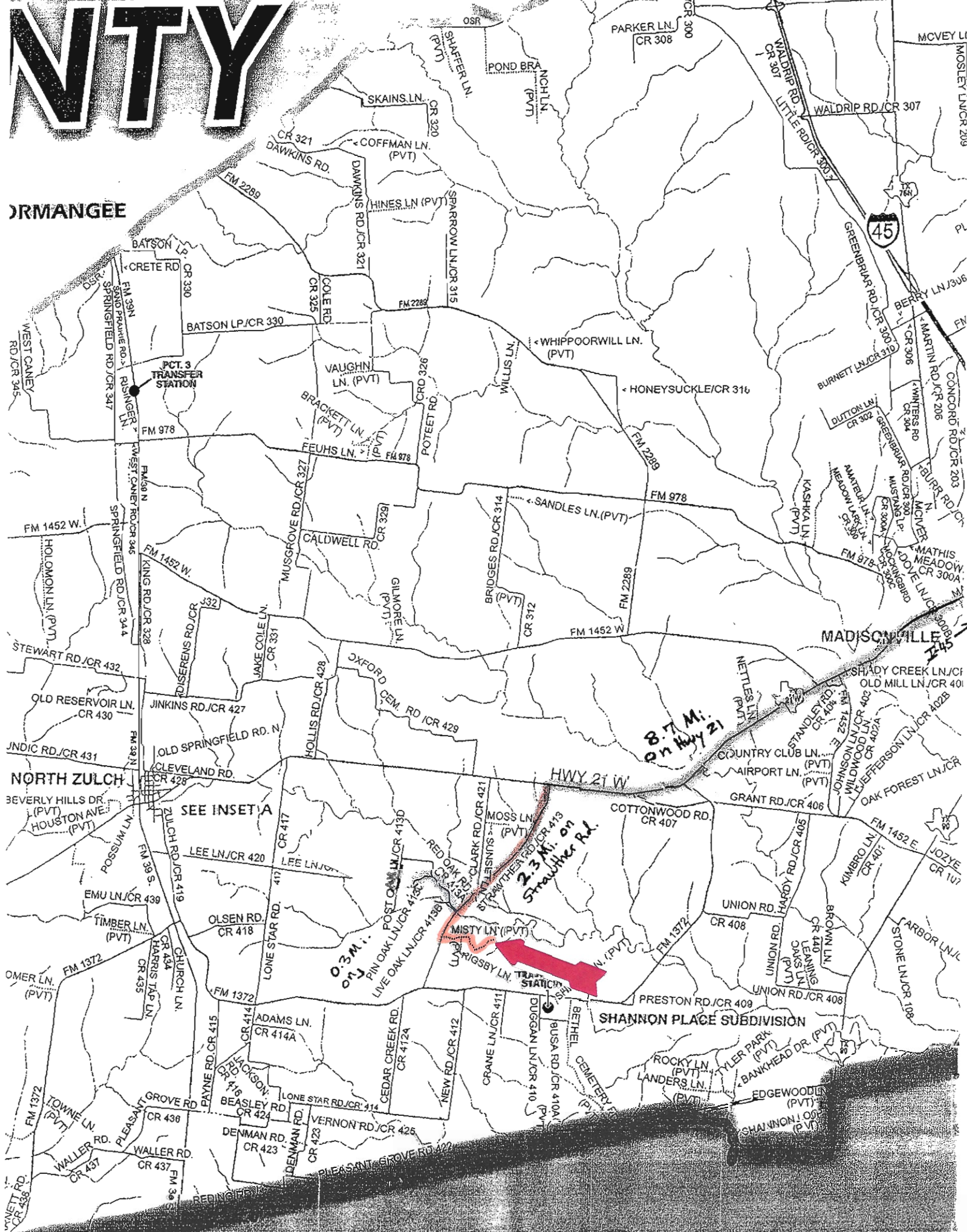




The Information on this GIS Map has been produced by the Madison Appraisal District as a working map and is not warranted for any other use. No warranty is made by the District regarding its accuracy and completeness.

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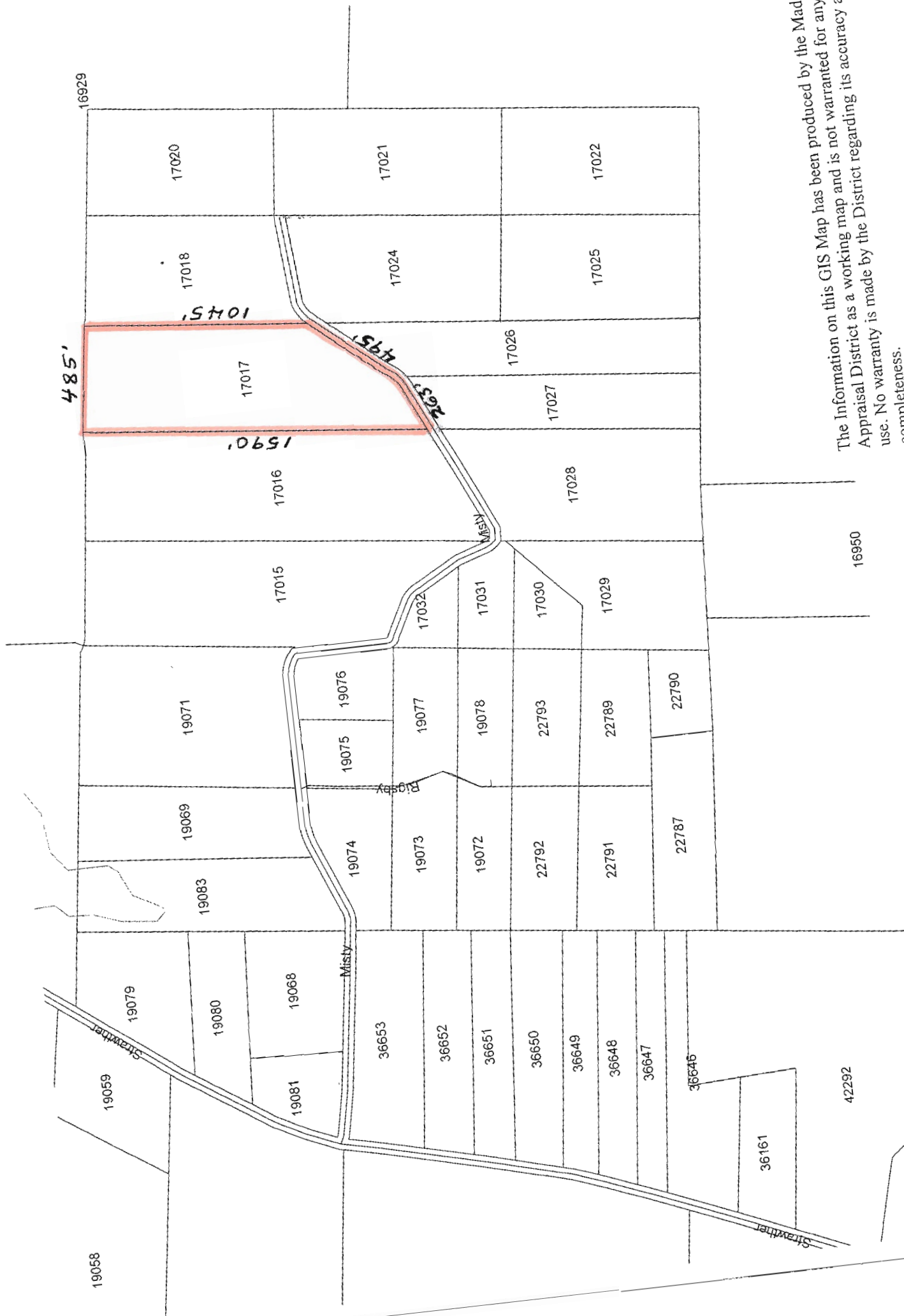


NORTH ZULCH

SEE INSET A

SHANNON PLACE SUBDIVISION

MADISONVILLE



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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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TREC No. OP-K

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Phone:

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