



JONES RD, NEW WAVERLY, TX 77358

Acres or Lot Size: 131.38 Acres

Home on Property: No

Zoning: Unrestricted

Road Frontage: County Maintained

School District: New Waverly

Water/Sewer: No

2010 Tax Information: \$221 with Ag Reduction

List Price: REDUCED \$5,970/per acre

Directions: From I-45N: Exit #102 and turn (R) on FM 1375E, turn (L) to stay on FM 1375E, turn (R) on FM 1375E/Gibbs St, turn (L) at 1375E/Elmore St, turn (R) on Jones Rd, go 3 miles, property on (L), sign posted.

Data obtained from seller. All information should be independently verified.



Country Homes/Acreage

ML #: **76613440** Status: **A** LP: **\$784,338***
 County: **WALKER** Tax Acc #: **15149** Priced at Lot Value Only: **Yes** LP/ACR: \$ **5970.00**
 Area: **43 - Walker County** Location: **67 - New Waverly** KM: **999z** DOM: **79**
 Addr: **131 AC Jones Rd** City: **New Waverly** Zip: **77358-**
 Sub: **NONE** Sec #: State: **Texas** Country: **United States**
 Legal: **A-53, W M WINTERS, TR 16, 131.38 AC, C97 TR 13** Miles: PAR: **Y**
 Mkt Area: **MKTAR** SqFt: / House: **No** Year Built: / Also for Lease: **No**
 SchDist: **105 - New Waverly** Elem: **NEW WAVERLY** Middle: **NEW WAVERLY** High: **NEW WAVERLY**
SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

Media: 16

Listing Broker: **SCHW02/DBL Real Estate**
 Listing Agent: **hatcher/Don Hatcher**
 Addr: **1702 E. Main Street, Madisonville TX 77864**
 Email: **dblrealestate@sbcglobal.net**

Office Information

Office #: **(936)348-9977** Ext: Appt #: **(936)348-9977/Office**
 Fax #: **(936)348-9979** PM #:
 Office Web: Cell Phone:
 Agent Web: **http://dblrealestate.com** Alternate #:



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: **131.38** Lot Dim: Garage: **0/**
 Road Surface: **Dirt, Gravel** Trees: **Clusters** Carport: /
 Road Front: **County Maintained** Access: **Driveway Gate** Gar/Car
 Topography: **Rolling** Waterfront Features: Mineral Rights:
 Land Use: **Cattle Ranch, Horse Farm, Horses Allowed, Leisure Ranch, Mobile Home**
Allowed Show: **Appointment Required**
 Improve:
 Energy:
 Green/Energy Certifications:
 Access/Lockbox:
 Agent Remarks: **Please use Walker County Title Company.**
 Dir: **From I-45N: Exit #102 and turn (R) on FM 1375E, turn (L) to stay on FM 1375E, turn (R) on FM 1375E/Gibbs St, turn (L) at 1375E/Elmore St, turn (R) on Jones Rd, go 3 miles, property on (L), sign posted.**
 Physical Property Description - Public: **Walker County - Beautiful acreage awaits a visionary! 131.38 rolling acres, 95% open with 3 hills, 2+ acre lake and creek. Currently used to produce premium Jiggs 66 hay. Perimeter fencing w/ galvanized T-post and Gaucho wire. REDUCED \$5970/per acre**
 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:
 Util Rm: Connect: Foundation:
 Bedrooms: Mstr Bath: Heat:
 Rooms: Cool:
 Interior: Flooring: Countertops: Water/Swr: **No Sewer, No Water**
 Spcl Condt: **No Special Conditions** Defects: **No Known Defects** Util Dist:
 Disclosures: **Other Disclosures** Occupant:
 Exclusions:
 List Date: **1/19/2011** Expire Date: **7/19/2011** T/Date:
 List Type: **Exclusive Right to Sell/Lease** Bonus:
 Compensation: SubAgt: **0%** BuyerAgt: **3%** Var/Dual Rate: **No**

Financial Information

1st Assumable: **No** FinAvl: **Cash Sale, Conventional**
 Maint Fee: **No/\$**
 Other Mandatory Fees: **No/\$0**
 Taxes w/o Exemptions/Yr: **\$ 221/2010** Tax Rate: **2.1** Exemptions: **AG Reduction**

131 AC Jones Rd

MLS#: 76613440

List Price: \$784,338



Front Entrance to 131+ Acres



Rolling land & view of fencing



Tree clusters



Scattered hardwoods



Tranquility!



Premium hayfield



Scattered mixture of trees



Open land w/ a view of fencing



2+ Acre Lake



Good view of the rolling topography of acreage



Gorgeous country views!

DBL Disclaimer:
Measurements are
approximated.

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Orthoimagery Program, USDA Farm Service Agency,
Map data (C) 2011 Google



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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DBL Real Estate

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Page 1 of 1

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