

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 LP: ML #: 76613440 Status: A

\$784.338* Homes/Acreage Priced at Lot

LP/ACR: \$ County: WALKER Tax Acc #: 15149 Value Only: 5970.00 Yes

Area: 43 - Walker Location: 67 - New KM: 999z DOM: 79

Waverly County City: New Zip: 77358-

Waverly

Util Dist:

States

Country: Sub: NONE State: Texas United Sec #:

Legal: A-53, W M

WINTERS, TR 16, Mkt Area: MKTAR Miles: PAR: Y 131.38 AC, C97 TR

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Also for Year Built: / SqFt: / House: No Lease: No SchDist: 105 - New Elem: NEW Middle: **NEW** High: **NEW Waverly WAVERLY WAVERLY** WAVERLY

SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD

INDEPENDENTLY VERIFY. Office Information

Addr: 131 AC Jones Rd

Media: iii 16

Listing Broker: SCHW02/DBL Real Estate Office #: (936)348-9977 Ext: Appt #: (936)348-9977/Office

Fax #: (936)348-9979 Listing Agent: hatcher/Don Hatcher PM #: Addr: 1702 E. Main Street, Madisonville TX 77864 Cell Phone: Office Web: Email: dblrealestate@sbcglobal.net Agent Web: http://dbirealestate.com Alternate #:

General, Property, Utilities and Additional Information

Style: # Stories: New Construction: No/ # Bedrooms: / # FB/HB: / Main Dwell Extr: Main Dwell Type: Apprx Comp: Acreage: 50 or more Acres Acres: 131.38 Lot Dim: Garage: 0/

Road Surface: Dirt, Gravel Carport: / Road Front: County Maintained Trees: Clusters Gar/Car

Topography: Rolling Waterfront Features: Access: Driveway Gate

Land Use: Cattle Ranch, Horse Farm, Horses Allowed, Leisure Ranch, Mobile Home Mineral Rights:

Allowed

Improve: Show: Appointment Required

Energy:

Green/Energy Certifications:

Access/Lockbox:

Agent Remarks: Please use Walker County Title Company.

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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: 4th Bed: Extra Rm: Den: Kitchen: 2nd Bed: 5th Bed: Study/Library: GameRm: Breakfast: 3rd Bed: Sep Ice Mkr: Cmpctr: Dishwshr: Prvt Pool: No/ Area Pool: Micro: Dispsl: Fireplace: / Frnt Door Faces: Oven: Range: Util Rm: Connect: Foundation:

Bedrooms: Mstr Bath: Heat: Rooms: Cool: Water/Swr: No Sewer, No

Interior: Flooring: Countertops: Water

Spcl Condt: No Special Defects: No Known Defects

Conditions

Disclosures: Other Disclosures Occupant:

Exclusions: List Date: 1/19/2011 Expire Date: 7/19/2011 T/Date: OpEndDate:

List Type: Exclusive Right to Sell/Lease

Var/Dual Rate: No Compensation: SubAgt: 0% BuyerAgt: 3% Bonus:

Financial Information

1st Assumable: No FinAvl: Cash Sale, Conventional

Maint Fee: No/\$

Other Mandatory Fees: No/\$0

Tax Rate: 2.1 Taxes w/o Exemptions/Yr: \$ 221/2010 **Exemptions: AG Reduction**





Rolling land & view of fencing





Tree clusters

Scattered hardwoods





Tranquility!

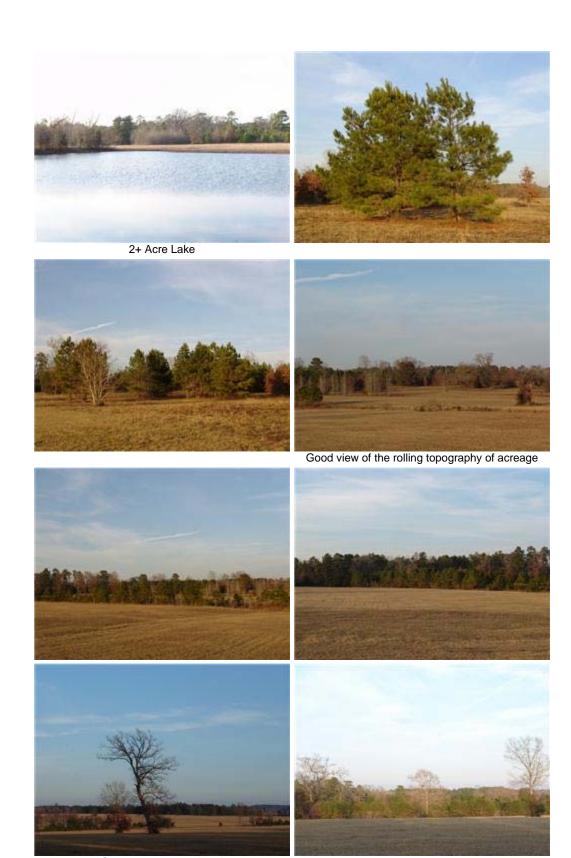
Premium hayfield





Scattered mixture of trees

Open land w/ a view of fencing

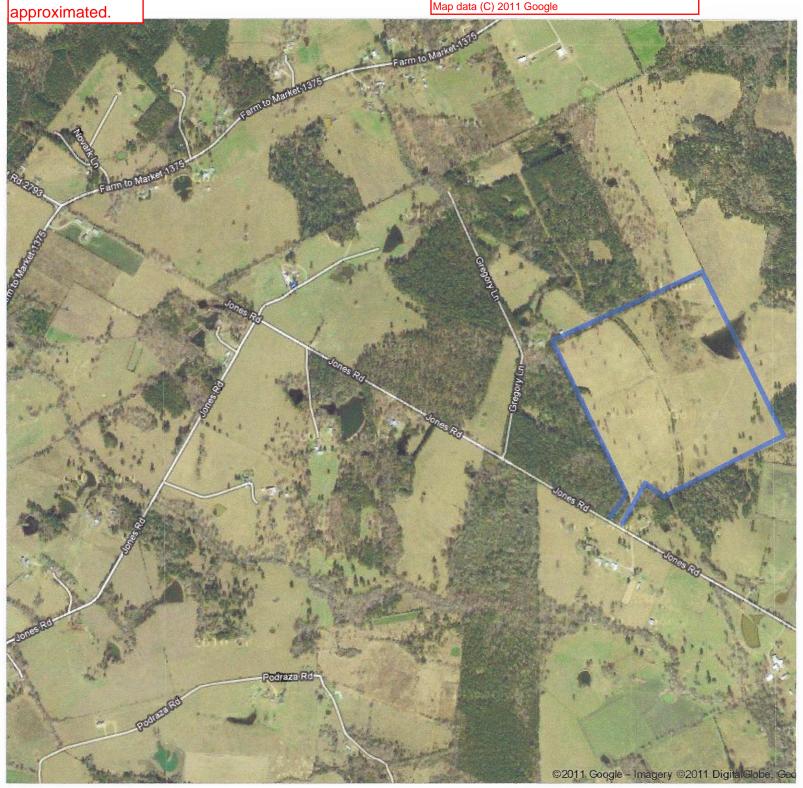


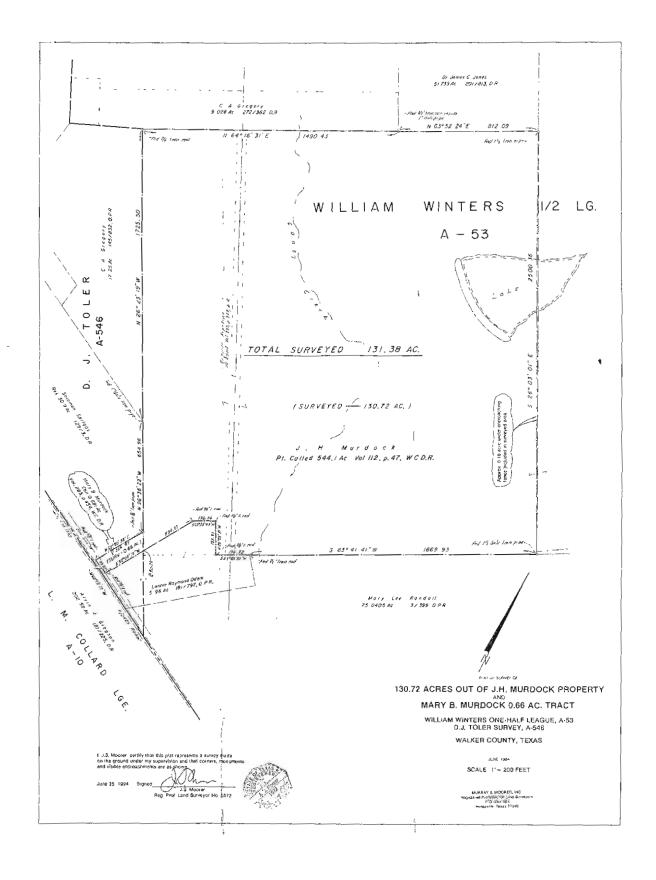
Gorgeous country views!

Google maps DBL Disclaimer:

DBL Disclaimer: Measurments are

Imagery (C) 2011 DigitalGlobe, GeoEye, Texas Orthoimagery Program, USDA Farm Service Agency, Map data (C) 2011 Google





Approved by the Texas Real Estate Commission for Voluntary Use

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

efore 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 any questions regarding the duties 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.



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TREC No. OP-K

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(TAR-2501) 1/1/96

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