

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



**10.25 ACRES – HWY 21 W**

**General Property Description: 10.25 Acres w/ No Restrictions**

**Home on Property: No**

**Road Frontage: Asphalt – State Maintained Highway**

**School District: North Zulch ISD**

**Water/Sewer: Water Well/No Sewer**

**2010 Tax Information: \$879.63**

**List Price: \$40,000**

**Directions: Exit #142, turn L onto Hwy 21 go 16 miles to property on R, sign posted.**

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



# Country Homes/Acreage

County: **MADISON**

Area: **62 - Madison County**

Addr: **10 AC Hwy 21**

Sub: **CEDAR GROVE**

Listing Firm: **DBL Real Estate**

Mkt Area: **MKTAR**

SqFt: /

SchDist: **99 - Other**

ML #: **92454041**

Status: **A**

LP: **\$40,000**

Tax Acc #: **37627**

SP/ACR: **\$0.00**

LP/ACR: **\$3902.44**

Location: **108 - Other Area**

Sec #:

KM: **999Z**



City: **NORTH ZULCH**

Zip: **77872-**

State: **Texas**

Country: **United States**

Also for Lease: **No**

Legal: **CEDAR GROVE SUBDIVISION (UNREC SUB), 10.25 AC, NORTH ZULCH**

House: **No**

Year Built: /

Elem: **NORTH ZULCH**

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: **10 Up to 15 Acres**

Acres: **10.25**

Lot Dim:

Garage: **0/**

Road Surface: **Asphalt**

Road Front: **State Highway**

Trees:

Carpport: /

Topography: **Rolling**

Waterfront Features:

Access:

Gar/Car

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

Mineral Rights: **No**

Allowed

Improve:

Show: **Appointment Required**

Energy:

Green/Energy Certifications:

Access/Lockbox:

Dir: **Exit #142 @ I-45N, turn L @ Hwy 21W/Main St, go 16 miles to property on R, sign posted.**

Physical Property Description - Public: **Madison County - 10.25 Acres conveniently located on Hwy 21 W with blacktop road frontage in the Cedar Grove Subdivision. Land is rolling w/ open & wooded areas. Property has access to NZ water and a water well. Property has NO RESTRICTIONS! Bring a manufactured home, build a home, build a business - so many possibilities with this 10+ acre tract! Asking \$40,000**

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: /

Fmnt Door Faces:

Util Rm:

Connect:

Foundation:

Bedrooms:

Mstr Bath:

Heat:

Rooms:

Cool:

Interior:

Flooring:

Countertops:

Water/Swr: **Well**

Spcl Condt: **No Special**

Defects: **No Known Defects**

Util Dist:

Disclosures: **No Disclosures**

Occupant:

Exclusions:

Maint Fee: **No/\$**

Taxes w/o Exemptions/Yr: **\$**

Tax Rate: **1.95**

**880/2010**

Financing Available: **Cash Sale, Conventional**



10 AC Hwy 21

MLS#: 92454041

List Price: \$40,000



Open spaces



Road Frontage



Access to electricity



Water



Tranquility in the country



Tree line



Wooded area



Trails for ATVs or nature walks



Wooded area w/ trails



Rolling topography



Blue Skies!

Wed, Mar 9, 2011 11:30 AM

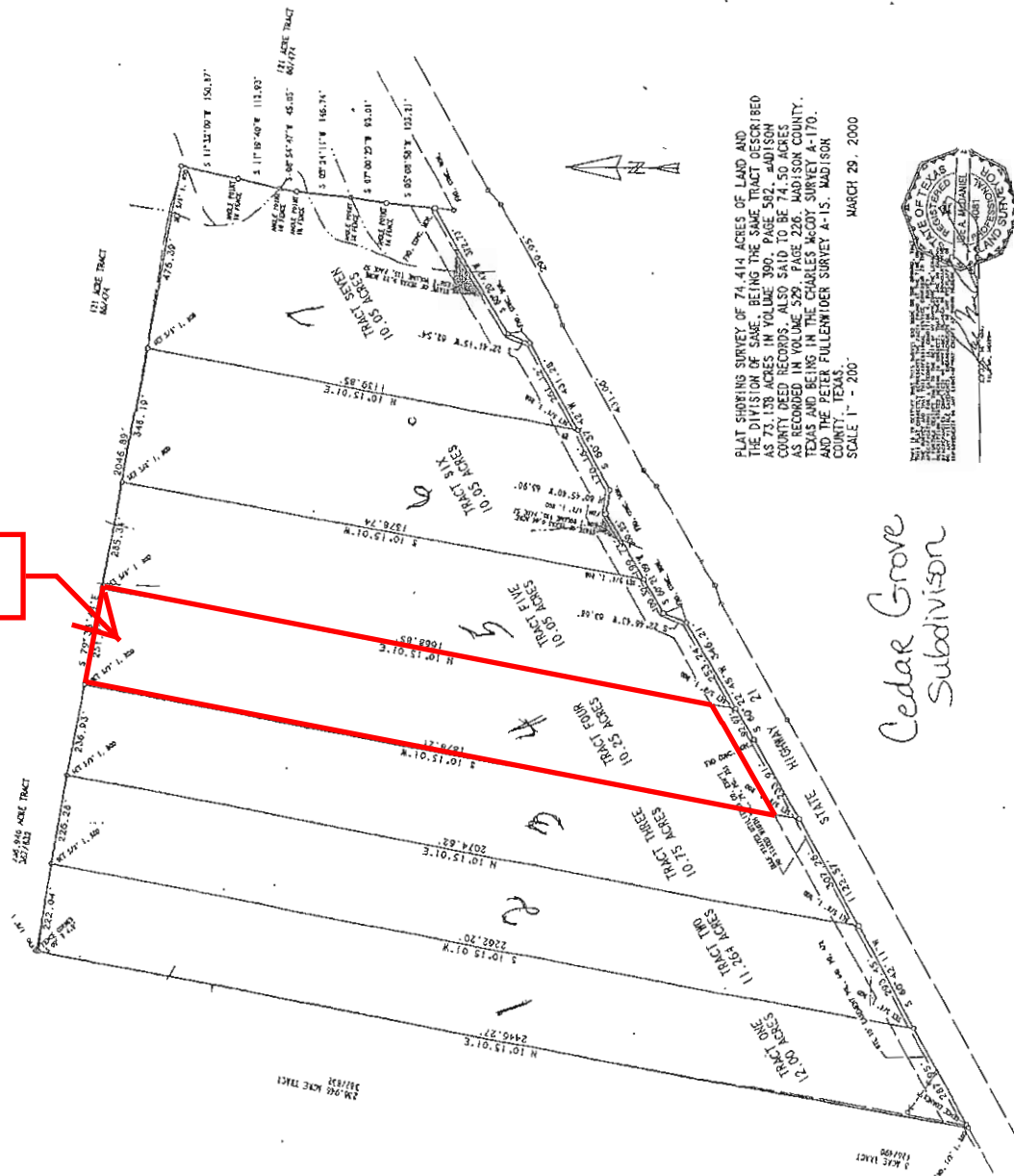
*Data Not Verified/Guaranteed by MLS  
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: [Don Hatcher](#)



# Cedar Grove

## Replat Lot #1 + #2



PLAT SHOWING SURVEY OF 74.414 ACRES OF LAND AND THE DIVISION OF SAME INTO THE SEVERAL TRACTS DESCRIBED HEREIN, BEING THE SURVEY OF THE CEDAR GROVE SUBDIVISION, AS RECORDED IN VOLUME 520 PAGE 226, MADISON COUNTY, TEXAS, AND BEING IN THE CHARLES MCCOY SURVEY A-170, AND THE PETER FULLENWIDER SURVEY A-15, MADISON COUNTY, TEXAS.  
SCALE 1" = 200'  
MARCH 29, 2000



Cedar Grove  
Subdivision

This is the 10.25  
acre tract for sale

*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

**B**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 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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