



37+ ACRES Cole Rd


PROPERTY DESCRIPTION

Madison County – 37+ Acres, 98% open, electric & phone available, asking \$3290/acre

DRIVING DIRECTIONS

Exit 142 @ I-45N, turn L at E Main St/Hwy 21, go 4.4 miles, turn R @ FM 1452, go 2.9 miles, turn R @ FM 2289, go 8.8 miles, property on L @ Cole Rd, sign posted.



Country
Homes/Acreage ML #: 93456445 Status: A LP: \$123,652*
 County: **MADISON** Tax Acc #: 20617 SP/ACR: LP/ACR: \$
 Area: 62 - Madison Location: 122 - **Other Counties in** Sec #: KM: 999z
County **Texas**
 Addr: 37 Ac Cole Road  City: **Normangee** Zip: 77871-
 Sub: **None** State: **Texas** Country: **United States**
 Listing Firm: **DBL Real Estate** Also for Lease: **No** Miles:
 Mkt Area: **MKTAR** Legal: **A 35, John Woodruff, Tract 19, 38 Ac**
 SqFt: / House: **No** Year Built: /
 SchDist: 99 - Other Elem: **Normangee** Middle: High:
Normangee Normangee
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: **20 Up to 50 Acres** Acres: **37.584** Lot Dim: Garage: **0/**
 Road Surface: **Dirt, Gravel** Trees: Carport: /
 Road Front: **County Maintained** Access: Gar/Car
 Topography: Waterfront Features: Mineral Rights:
 Land Use: **Cattle Ranch, Horse Farm, Horses Allowed, Leisure Ranch**
 Improve: Show: **Appointment Required**
 Energy:
 Green/Energy Certifications:
 Access/Lockbox:
 Dir: **Exit 142 @ I-45N, turn L at E Main St/Hwy 21, go 4.4 miles, turn R @ FM 1452, go 2.9 miles, turn R @ FM 2289, go 8.8 miles, property on L @ Cole Rd, sign posted.**
 Physical Property Description - Public: **Madison County - 37.584 acres, 98% open, electric and phone available. Will make beautiful homesite or excellent place for cattle or horses. Asking \$3290/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: / Fmt Door Faces:
 Util Rm: Connect: Foundation:
 Bedrooms: Mstr Bath: Heat:
 Rooms: Cool:
 Interior: Flooring: Countertops: Water/Swr: **No Sewer, No Water**
 Spcl Condt: **Survey Required** Defects: **No Known Defects** Util Dist:
 Disclosures: **No Disclosures** Occupant: **Vacant**
 Exclusions:
 Maint Fee: **No/\$** Taxes w/o Exemptions/Yr: \$ Tax Rate: 1.99
 45/2009
 Financing Available: **Cash Sale, Conventional**

37 Ac Cole Road

MLS#: 93456445

List Price: \$123,652



New gate and front entrance fencing



Pasture & Scattered Trees



Beautiful Homesite



Place for the Horses to Run



Open Pasture & Trees



Good grazing for the cattle

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

Prepared by: [Don Hatcher](#)

DANIEL PARKER SURVEY.

A-24

Note: Deed Call Bearings held for control.

JOHN WOODRUFF SURVEY, A-35

NORTH

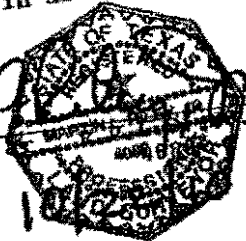
Scale: 1" = 300'

RAY LEE
REEDING
50 AC.
SECOND TRACT
T93/2TO

B.F. LILES III
LINDA REEDMAN
38 AC.
WILL - T10/301
BLOCK NO. 3
PARTITION DEED
154/521

The survey shown on this plat of the DOROTHY L. PERRY 37.584 ACRES TRACT, John Woodruff Survey, A-35, Madison County, Texas, was prepared from a survey made under my supervision in October, 2010. There are no visible easements, visible encroachments or visible shortages in area except as shown hereon.

Martin L. Riley
Martin L. Riley,



DOROTHY L.
PERRY
38 AC.
(SURVEYED AS
35.802 AC.)
BLOCK NO. 1
PARTITION DEED
154/521

37.584 ACRES

PART OF 38 AC. - BLOCK NO. 1 - Partition Deed - 154/521

N 88° 34' 09" E - 1765.73'

EAST - 1745.10'

N 89° 04' 25" W - 3525.45'

FLD CONC.
NO. 1

SET 1/2" A.

N 01° 20' 32" E - 579.12'
COLE ROAD (CR 328)

DOROTHY L. PERRY
37.584 ACRES TRACT
JOHN WOODRUFF SURVEY, A-35
MADISON COUNTY, TEXAS

FIELD Notes of a 37.584 acres tract or parcel of land lying and being situated in the John Woodruff Survey, A-35, Madison County, Texas, and being part of the called 38 acres tract described as Block No. 2 in the Partition Deed recorded in Volume 154; Page 521, of the Official Records of Madison County, Texas, said 37.584 acres tract being more particularly described as follows:

BEGINNING at a 2-inch Pipe found marking the upper northeast corner of the 38 acres tract, said pipe marking the southeast corner of the Dorothy L. Perry called 38 acres tract (surveyed as 35.802 acres) (Block No. 1-Partition Deed-254/521), said pipe being located in the westerly line of the Ray Lee Reding 50 acres tract (SECOND TRACT-793/270);

THENCE S 00° 20' 56" W along an upper east line of the 38 acres tract, same being the westerly line of the Reding 50 acres tract, for a distance of 352.24 feet to a 1/2-inch iron rod set for corner at a 6-inch Post and marking an interior ell corner of the 38 acres tract and the southwest corner of the Reding 50 acres tract;

THENCE EAST along a lower north line of the 38 acres tract, same being the south line of the Reding 50 acres tract, for a distance of 1,745.10 feet to a 1/2-inch iron rod set at a 6-inch Post for corner and marking the lower northeast corner of the 38 acres tract, the southeast corner of the Reding 50 acres tract and located in the west line of the Ray Lee Reding 12.5 acres tract (FIRST TRACT-793/270), said rod being located in the common line of the Woodruff Survey and the Daniel Parker Survey, A-24;

THENCE S 00° 34' 28" E along the east line of the 38 acres tract, same being the west line of the Reding 12.5 acres tract, same being the common line of the Woodruff Survey and the Parker Survey, for a distance of 327.78 feet to a 1/2-inch iron rod set for corner marking the southeast corner of the 38 acres tract and the northeast corner of the B. F. Liles, III & Linda Reagan 38 acres tract (Will-710/301 & Block No. 3-Partition Deed-154/521);

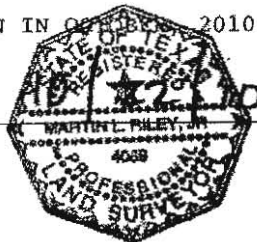
THENCE N 89° 04' 28" W along the south line of the 38 acres tract, same being the north line of the Liles, et al, 38 acres tract, for a distance of 3,525.45 feet to a 1/2-inch iron rod set for corner in the fence found marking the east right-of-way line of Cole Road (CR 325);

THENCE N 01° 20' 32" E along the fence found marking the east right-of-way line of Cole Road (CR 325) for a distance of 579.12 feet to a Concrete Monument found for corner and located in the north line of the 38 acres tract, same being the south line of the Perry 38 acres tract (surveyed as 35.802 acres);

THENCE N 88° 34' 09" E along the north line of the 38 acres tract, same being the south line of the Perry 38 acres tract, same being along signs of a fence, for a distance of 1,765.73 feet to the PLACE OF BEGINNING containing 37.584 ACRES OF LAND, more or less.

PREPARED FROM A SURVEY MADE UNDER MY SUPERVISION IN OCTOBER, 2010

Martin L. Riley, Jr.
Martin L. Riley, Jr., R.P.L.S. No. 4083



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.



01A

TREC No. OP-K

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(TAR-2501) 1/1/96

DBL Real Estate 1702 East Main Street Madisonville, TX 77864
Phone: 936.348.9977

Fax: 936.348.9979

Beverly Hatcher

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