

Market Realty, Inc.

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510 N Main St. La Grange, TX
\$119,000

Lovely 2,140 SF (per FCAD) home also income producing property as a duplex with 2 units. Larger unit is a 3bd/2ba with cathedral ceiling in living room, wood and vinyl floors, lots of great built-ins and 2 car garage. Smaller unit is a 1bd/1ba with cathedral ceiling in living room, full kitchen, bathroom with tub/shower and private entrance. Both units have their own utility room. Property is at the corner of Main and Guadalupe streets and fully fenced. Within walking distance of historic downtown La Grange and plenty of shopping, restaurants. For more information call Roger Chambers at 979-830-7708 or Susan Kiel at 979-289-2159/979-251-4078 or 979-836-9600.

Or email appraisals@marketrealty.com.

Directions: From the square in downtown La Grange go North over railroad tracks. Property is two blocks on the right.

You can trust the "Market Team"

Listing Broker: Roger Chambers
Broker Assoc./Assistant: Susan S. Kiel

The information contained herein, while obtained from sources deemed reliable, is not warranted by MARKET REALTY, INC.
Property is subject to prior sale, change, or withdrawal from market without notice.

EXHIBIT "A"

All that certain lot or parcel of land, situated in the John H. Moore League, A-71, Fayette County, Texas, being part of Lot Nos. 1 and 2, Block No. 500, of the Faison and Ligon Addition, and also part of Lots Nos. 1 and 2, Block 48, John H. Moore Plan to the City of La Grange, Texas, according to the R.A. Doss Map of said City recorded in Volume 1, Pages 13 and 14, and according to the official map of said City recorded in Volume 1, Page 27, of the Map or Plat Records of Fayette County, Texas, said lot also being part of Lot Nos. 1 and 2 in a deed to Lee Mueller, Jr., Inc. as recorded in Volume 559, Page 384, of the Deed Records of Fayette County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin found at the intersection of the North margin of Guadalupe Street and the East margin of Main Street, said iron rod also being the South corner of the aforementioned Lot No. 1;

THENCE, North 30 00' 00" West along the East margin of Main Street, passing Lot Nos. 1 and 2 common corner at 81.0 feet, and continuing for a total distance of 92.0 feet to an iron rod set for corner;

THENCE North 60 00' 00" East along the North property line of Lot A and South property line of Lot B a distance of 93.6 feet to an iron rod set for corner;

THENCE South 30 00' 00" East along the East property line of Lot A and West property line of Lot C, a distance of 92.0 feet to an iron rod set in the North margin of Guadalupe Street;

THENCE South 60 00' 00" West along the North margin of Guadalupe Street, a distance of 93.6 feet to the place of beginning, and containing 8,611.2 square feet of land.

Being the same land described as Lot A in a deed from Lee Mueller, Jr., Inc. and Robert Ruckert, to Nash Phillips and Clyde Copus, a General Partnership doing business as and under the firm name NPC Realty Co., dated, November 13, 1980, and recorded in Volume 565, Pages 381-384, Deed Records of Fayette County, Texas.

Being the same land described in a deed from Nash Phillips and Clyde Copus, dba NPC Realty Co., to La Grange Home Builders, Inc., dated February 12, 1981, as recorded in Volume 571, Page 96-98, Deed Records of Fayette County, Texas.