# Market Realty, Inc.

(979)289-2159 Fax (979)289-2159 400 N Main Burton, Texas 77835 www.marketrealty.com e-mail address burton@marketrealty.com







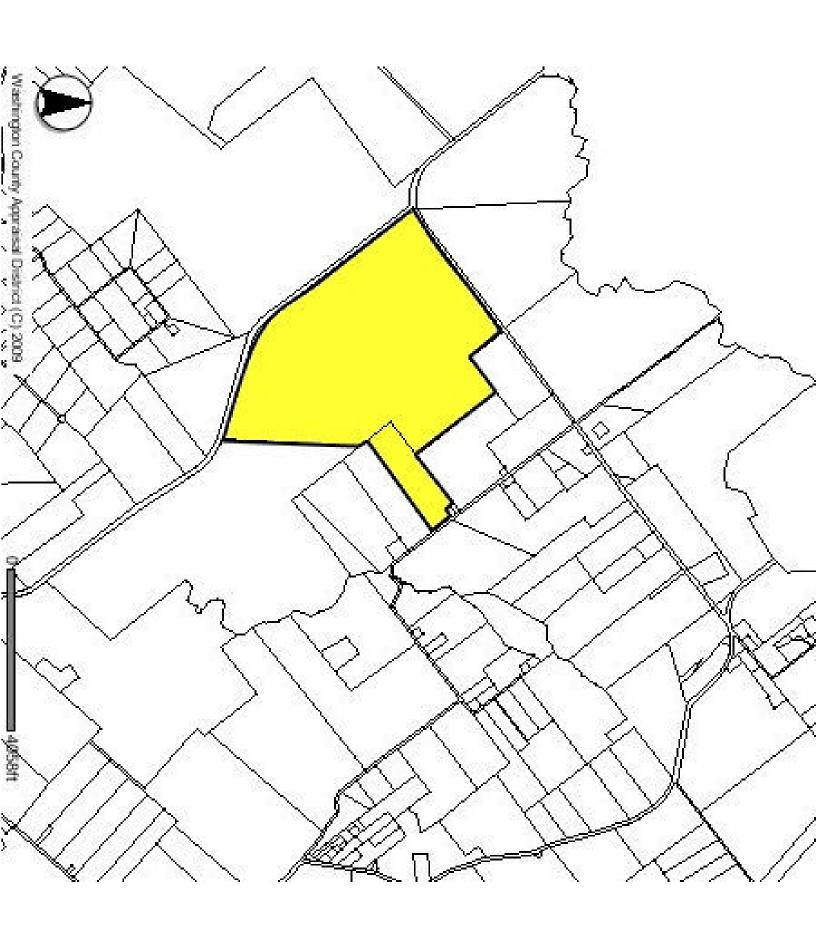
## 7904 FM 1697 Carmine, TX \$4,500,000

648 acre cattle ranch in Washington County, just north of the historic town of Burton, Texas. Owner to convey all cattle, vehicles, tractors and equipment with this sale. Nice, rolling topography with lots of post oaks, live oaks, several ponds, portion of Alum Creek, good perimeter and cross fencing, cattle pens and barns. Property also has bunk/ranch house with 2,286 sq/ft per WCAD, great for entertaining with central party area between bedroom areas and kitchen/living. This size acreage is hard to come by in Washington County and has been owned by the same family since the 1960's. Property has paved road frontage on two sides: appx 1.3 miles of frontage on FM 1697 and appx 7/10 of a mile on FM 2780. For complete list of personal property to convey with sale see Property information packet.

More information call Roger Chambers at 979-830-7708 or Susan Kiel at 979-251-4078/979-289-2159/979-836-9600.

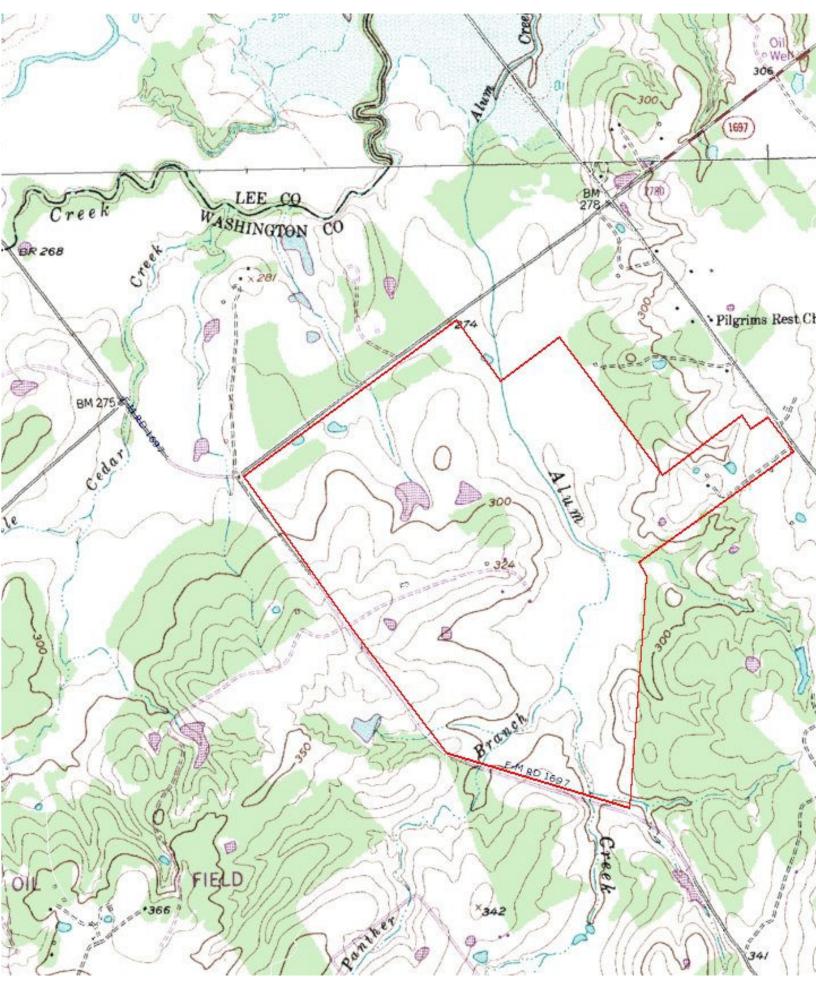
"THE MARKET TEAM"

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





Lines are an approximation of boundaries



Lines are an approximation of boundaries

#### Personal property and livestock to convey with sale

Cattle- 160 head Brahmans/calves

10 bulls

Vehicles- 2002 Chevy 3500 truck

2004 Chevy 2500 truck John Deere Gator

Trailers- Hay Van

28' Gooseneck cattle trailer 28' Gooseneck flatbed trailer 16' Bumper pull cattle trailer

16' Lowboy trailer

Tractors & Equipment- Ford 5600

Ford TN75D front end loader

Century front end loader with backhoe

12' pasture renovator

12' disc plow

Pull type road grader

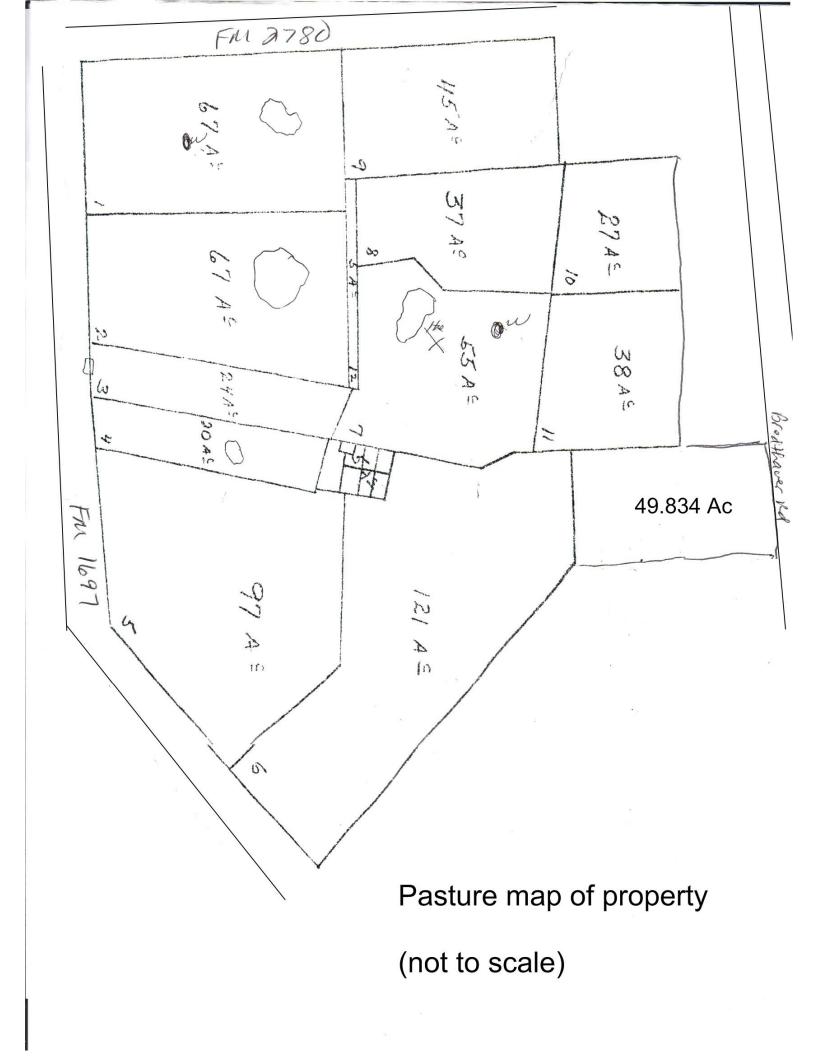
12' shredder 9' hay cutter

Gas welder on trailer

Compressor Power washer

Miscellaneous tools, pipe, hay feeders

Feeder wagon Feed troughs Sprayers





## TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

DATE SIGNED BY SELI	LER	AN.	ND IS	NO.	ГΑ	SL	BSTITUTE FOR A	YNA	IN	SPEC	DITION OF THE PROPERTY AS TIONS OR WARRANTIES TH R, SELLER'S AGENTS, OR AN	E B	BUY	ER
Section 1. The Proper	ty h	as t	he it	_ or	mar	nev <b>ke</b> c	er occupied the Pro I below: (Mark Yes	oper	ty ), N	lo (N)			pe	ty?
This notice does n	-	stab		_	em	be	conveyed. The contr	act v	-	determ	ine which items will & will not conve	-	N	ш
Cable TV Wiring	17	1	H		_	ine	es (Nat/LP)	†÷	7	H	Pump: sump grinder	+	14	7
Carbon Monoxide Det.	1	1	$\vdash$	_	ot T	_	3 (Nauer)		1	+	Rain Gutters	$\vdash$	1	-
Ceiling Fans	1	-	H				System	+	1	+	Range/Stove	1	-	H
Cooktop	17	$\vdash$	H		licro	_		17	1	+	Roof/Attic Vents	1		
Dishwasher	1		Н	-		-	Grill	1	t	+	Sauna	-	7	
Disposal	1			-	_	_		17	+	+	Smoke Detector	1	1	H
Emergency Escape Ladder(s)		1		Patio/Decking Plumbing System		1		П	Smoke Detector – Hearing Impaired	T	1			
Exhaust Fans	1		П	Pool		+	1	$\Box$	Spa	T	/			
Fences	17		Н		-	Eat	uipment		1	$\top$	Trash Compactor	1	1	H
Fire Detection Equip.		1	П	_	Pool Maint. Accessories			1		TV Antenna		1		
French Drain		1	$\Box$	_	Pool Heater			1	$\top$	Washer/Dryer Hookup	7		$\vdash$	
Gas Fixtures		1		P	ubli	ic Sewer System / Window Screens				1				
Item				Y	N	п	11-		_	Additio	onal Information	-		
Central A/C			1	1	Ť	Ø electric □ gas number of units:								
Evaporative Coolers							number of units:							
Wall/Window AC Units				1	*		number of units:							
Attic Fan(s)					/		if yes, describe:							
Central Heat				1			☑ electric ☐ gas	s n	um	ber of	funits:			_
Other Heat					1		if yes, describe:							
Oven				/	П		number of ovens:	2		Drel	ectric gas other:			
Fireplace & Chimney				/			☑wood ☐gas k							
Carport				/			□ attached ☑ n	ot a	tta	ched				_
Garage					/				777	ched				_
Garage Door Openers					/		number of units:				number of remotes:			
Satellite Dish & Controls	s			/			☑owned ☐ leas	sed f	froi	m				
Security System					/		□owned □ leas	sed f	froi	m				
Water Heater				1			Øelectric □ gas □ other: number of units:							
Water Softener					/		owned leas	sed f	froi	m				
Underground Lawn Spr	inkle	er		/		1	☐ automatic ☐ manual areas covered:							
Septic / On-Site Sewer	Ean	Hite.		10	1		Street without Infor			When you	t On-Site Sewer Facility (TAR-1-	407	1	

Concerning the Property	at					7904 FM	16	97			
Water supply provided by	/ □ cit	v Awe	ell     MUE	ОП	co-or	unkr	no	wn I	other:		
Was the Property built be											
(If yes, complete, sig							d i	naint	hazards)		
									(appr	oxim:	ate)
Is there an overlay roof o	overing	on the	Property (s	hinale	es or	roof cove	rin	ng pla	ced over existing shingles or roof co	verin	1012
□yes ☑no □unkn		, on the	, roporty (o			1001 0010		g più	occ over existing orningies or root es		3/
Are you (Seller) aware o	f any of	the item	ns listed in t	this S	ection	n 1 that ar	re	not in	n working condition, that have defect	s, or	are
need of repair?  yes	Øno	If yes,	describe (at	ttach	additi	onal shee	ts	if nec	cessary):		
	250	50_ 17									
				_			_				
											_
0				25 5500				2011			
aware and No (N) if you				s or	mairi	inctions	ın	any	of the following?: (Mark Yes (Y) if	you	are
Item	1970	N	Item			15	Y	N	Item	Tv	N
Basement	- 1	IN	Floors				+	-	Sidewalks	+	1
	_		Foundation	on / S	lah/a	\	-	$\exists$	Walls / Fences	+	
Ceilings	_		Interior V		iab(s	,	-	4		_	1
Doors	-	$\Theta$		_		_	-	$\mathcal{A}$	Windows	+	6
Driveways	_	$\Theta$	Lighting f			_	+	4	Other Structural Components	+	-
Electrical Systems		<del> </del>	Plumbing	Syst	ems			4		+	$\vdash$
Exterior Walls			Roof								
you are not aware.)	ellel j a	wate of	any or the	· IOIIC	, will i	Containe	,,,	5. (IVI	ark Yes (Y) if you are aware and	40 (1	4) 11
Condition				Y	N	Condi	tic	on		Y	N
Aluminum Wiring					/	Previo	us	Four	ndation Repairs		1
Asbestos Components	g.				/	Previo	us	Roo	f Repairs	/	
Diseased Trees: 🗖 oa	ak wilt				1	Other	St	ructu	ral Repairs		1
Endangered Species/H	abitat o	n Prope	rty		1	Radon	1 0	as			1
Fault Lines					1	Settlin	g				1
Hazardous or Toxic Wa	aste				1	Soil M	ov	emer	nt		1
Improper Drainage					/	Subsu	rfa	ace S	tructure or Pits		1
Intermittent or Weather	Spring	s			1	Under	gr	ound	Storage Tanks		1
Landfill					1	Unplat	tte	d Eas	sements		1
Lead-Based Paint or Le	ead-Bas	sed Pt. H	lazards		/	Unrece	or	ded E	asements		1
Encroachments onto the	е Ргоре	erty			/	Urea-f	or	malde	ehyde Insulation		/
Improvements encroad	hing on	others'	property			Water	P	enetra	ation		/
Located in 100-year Floodplain					1	Wetlar	nd	s on l	Property		1
Located in Floodway					/	Wood	R	ot			/
Present Flood Ins. Cov						Active	in	festal	tion of termites or other wood-		1
(If yes, attach TAR-141	4)				/	destro	yir	ng ins	ects (WDI)		/
Previous Flooding into the Structures					1	Previo	us	treat	tment for termites or WDI		1
Previous Flooding onto	the Pro	perty			1	Previo	us	term	nite or WDI damage repaired		/
Previous Fires		73			1	Termit	te	or WI	DI damage needing repair		1
Previous Use of Premis	ses for I	Manufac	ture		,						
of Methamphetamine						1					1

(TAR-1406) 7-16-08

Page 2 of 5

C	oncerni	ning the Property at 7904 FM 1697	
If,	the ans	swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):	
WI	nich na	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that not been previously disclosed in this notice? yes no If yes, explain (attry):	nat is in need of repair, lach additional sheets it
Se	ction 5	5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware.	Mark No (N) if you are
	N	Room additions, structural modifications, or other alterations or repairs made without no in compliance with building codes in effect at the time.	ecessary permits or not
	ø	Name of association:  Manager's name:  Fees or assessments are: \$ per and are: □ m  Any unpaid fees or assessment for the Property? □ yes (\$) □ no  If the Property is in more than one association, provide information about the other	andatory 🗖 voluntary
	Ø	attach information to this notice.  Any common area (facilities such as pools, tennis courts, walkways, or other) co-own with others. If yes, complete the following:  Any optional user fees for common facilities charged?   yes   no If yes, describe	
	Ø	Any notices of violations of deed restrictions or governmental ordinances affecting the Property.	condition or use of the
	Ø	Any lawsuits or other legal proceedings directly or indirectly affecting the Property.	
	ø	Any death on the Property except for those deaths caused by: natural causes, suicide, the condition of the Property.	or accident unrelated to
	Ø	Any condition on the Property which materially affects the health or safety of an individual	
	ø	Any repairs or treatments, other than routine maintenance, made to the Property to re hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the rescentificate of mold remediation or other remediation).	emediate environmental
lf th		wer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _	
TA	R-1406	06) 7-16-08 Initialed by: Seller: 106-, and Buyer:,	Page 3 of 5

			7904 FM 1697	
Concerning the Prop	perty at/			
		as not attached a survey of the		•
anularly provide i	nepertions 2	ears, have you (Seller) received the same of the self-self as fyes, attach copies and complete	inspectors of otherwise being	ports from persons who mitted by law to perform
Inspection Date	Туре	Name of Inspector		No. of Pages
Inspection Date	Турс			
PI	roperty. A bu	t rely on the above-cited repo yer should obtain inspections	from inspectors chosen by a	no buyor.
Section 8. Check	k any tax exe	mption(s) which you (Seller) co	urrently claim for the Property  Disabled	;
☐ Homestead	esement		☐ Disabled Veteran	
Other:	agement	Agricultural	Unknown	
4910-00 C 1 KO 0 0 0 0		ever received proceeds for		Annual Control of the
*Chapter 7 smoke det	Sheets if nece	y have working smoke detect of the Health and Safety Code? ssary):  alth and Safety Code requires of in accordance with the require ated, including performance, loc	one-family or two-family dwelling ements of the building code in ation, and power source require	ngs to have working effect in the area in ements. If you do not
know the b	ouilding code	requirements in effect in your ar more information.	ea, you may check unknown al	ove or contact your
of the buye evidence of the buyer specifies t	er's family whof the hearing makes a writhe makes a writhe	eller to install smoke detectors for o will reside in the dwelling is he impairment from a licensed physi- ten request for the seller to in- or installation. The parties may and of smoke detectors to install.	aring-impaired; (2) the buyer gr sician; and (3) within 10 days aft stall smoke detectors for the h	ter the effective date, searing-impaired and
Seller acknowledge broker(s), has ins	ges that the st	atements in this notice are true to provide inaccurate	to the best of Seller's belief and ate information or to omit any ma	that no person, including the aterial information.
Signature of Selle Printed Name:	Bich L		Signature of Seller Printed Name:	Date
(TAR-1406) 7-16	-08	Initialed by: Seller: No.	and Buyer:	Page 4 of 5

#### ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <u>www.txdps.state.tx.us</u>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(4)	The following providers currently provide service to the pr	roperty:
	Electric Duelsonnet & lectric	Sewer:
	Water:	Cable: Direc 1
	Trash: Allied Waste	Natural Gas:
	Local Phone: Lwlustan	Propane:

(5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

Signature of Buyer

Printed Name: NickW. Goodwick

Date Signature of Buyer

Printed Name: \_\_

Date



### INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED ©Texas Association of REALTORS®, Inc., 2004

A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
	(2) Type of Distribution System:	
	(3) Approximate Location of Drain Field or Distribution System:	Unknown
	(4) Installer:	 
	(5) Approximate Age:	Unknown
В.	MAINTENANCE INFORMATION:	
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  If yes, name of maintenance contractor:  Phone:  Maintenance contracts must be in effect to operate aerobic treatment and certain non-sewer facilities.)  (2) Approximate date any tanks were last pumped?	-standard" on-site
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility?  If yes, explain:	Yes Mo
	(4) Does Seller have manufacturer or warranty information available for review?	Yes Mo
C.	PLANNING MATERIALS, PERMITS, AND CONTRACTS:	
	(1) The following items concerning the on-site sewer facility are attached:  planning materials permit for original installation final inspection when Osmaintenance contract manufacturer information warranty information	SSF was installed
	(2) "Planning materials" are the supporting materials that describe the on-site sewe submitted to the permitting authority in order to obtain a permit to install the on-site see	er facility that are ewer facility.
	(3) It may be necessary for a buyer to have the permit to operate an on-si transferred to the buyer.	te sewer facility
(TA	R-1407) 1-7-04 Initialed for Identification by Buyer and Seller,	Page 1 of
Mar	ket Realty, Inc. 2201 Becker Dr. Brenham TX 77833	

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

R Cull			
Signature of Seller	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

#### 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 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

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Fax:

Roger Chambers

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