



15.37 Acres, North Zulch, TX 77872

Property Description:

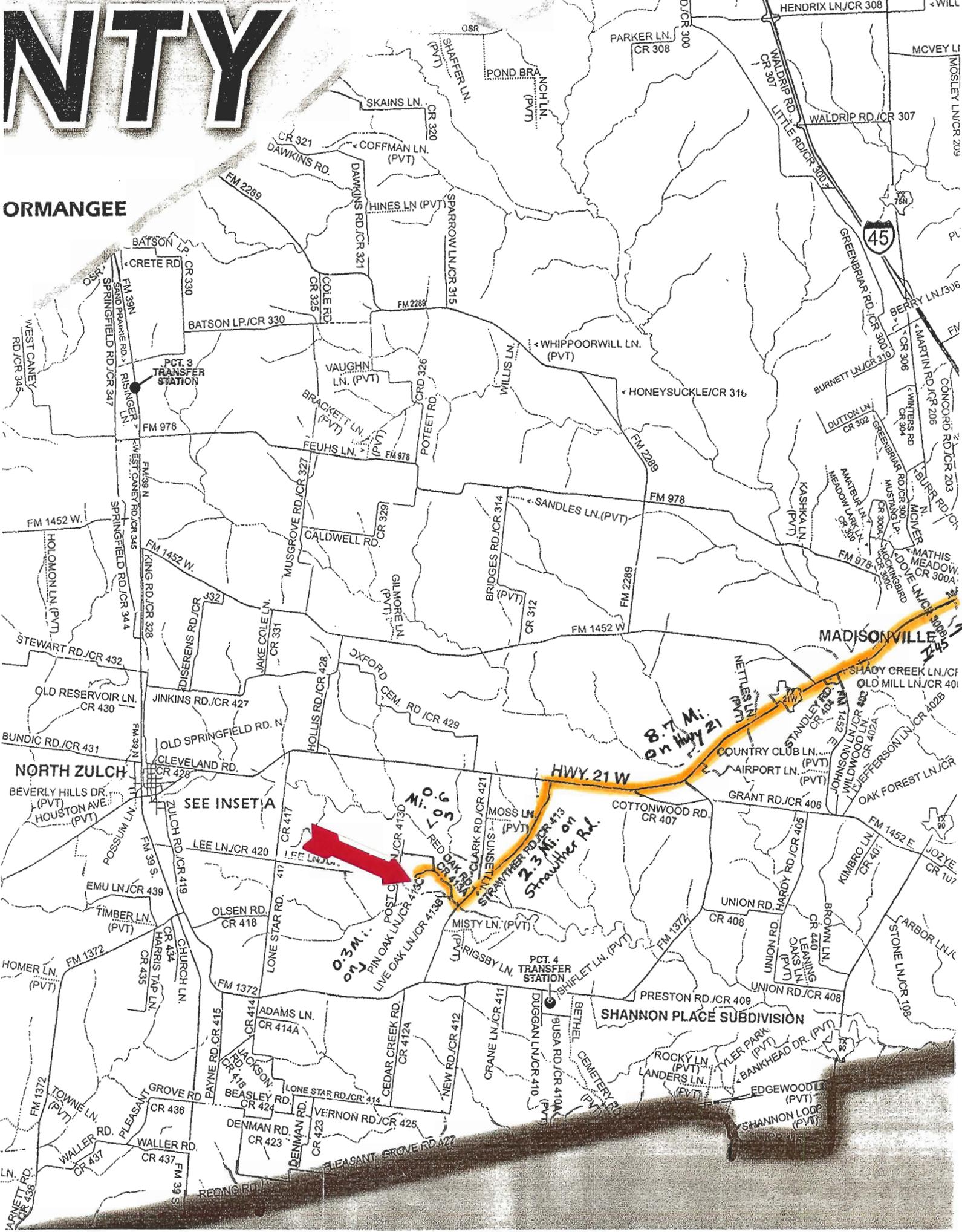
Madison Co. - 15.37 acres. Located between Madisonville & North Zulch, this secluded hunting getaway offers deep woods, some perimeter fencing, and hardwood bottom land. Kickapoo Creek intersects the property. Lots of deer & hogs in the area; game trails & tracks found on property. Bring a few stands and feeders to this undisturbed wildlife haven! \$39,900

Directions:

From I-45: Exit #142 and head West (thru Madisonville) on Hwy 21 for 8.7 miles, turn Left on Strawther Rd., go 2.3 miles, turn Right on Red Oak Ln., go 0.6 miles, bear left on Pin Oak Ln., follow 0.3 miles and then bear left on the road easement (dirt & grass), go 500 yd. to a red gate. Property on right. Sign Posted.

NTY

ORMANGEE



8.7 Mi. on Hwy 21

HWY. 21 W

2.3 Mi. on Strawther Rd.

0.3 Mi. on Live Oak Ln. (CR 4130)

0.6 Mi. on Red Oak Ln. (CR 4132)

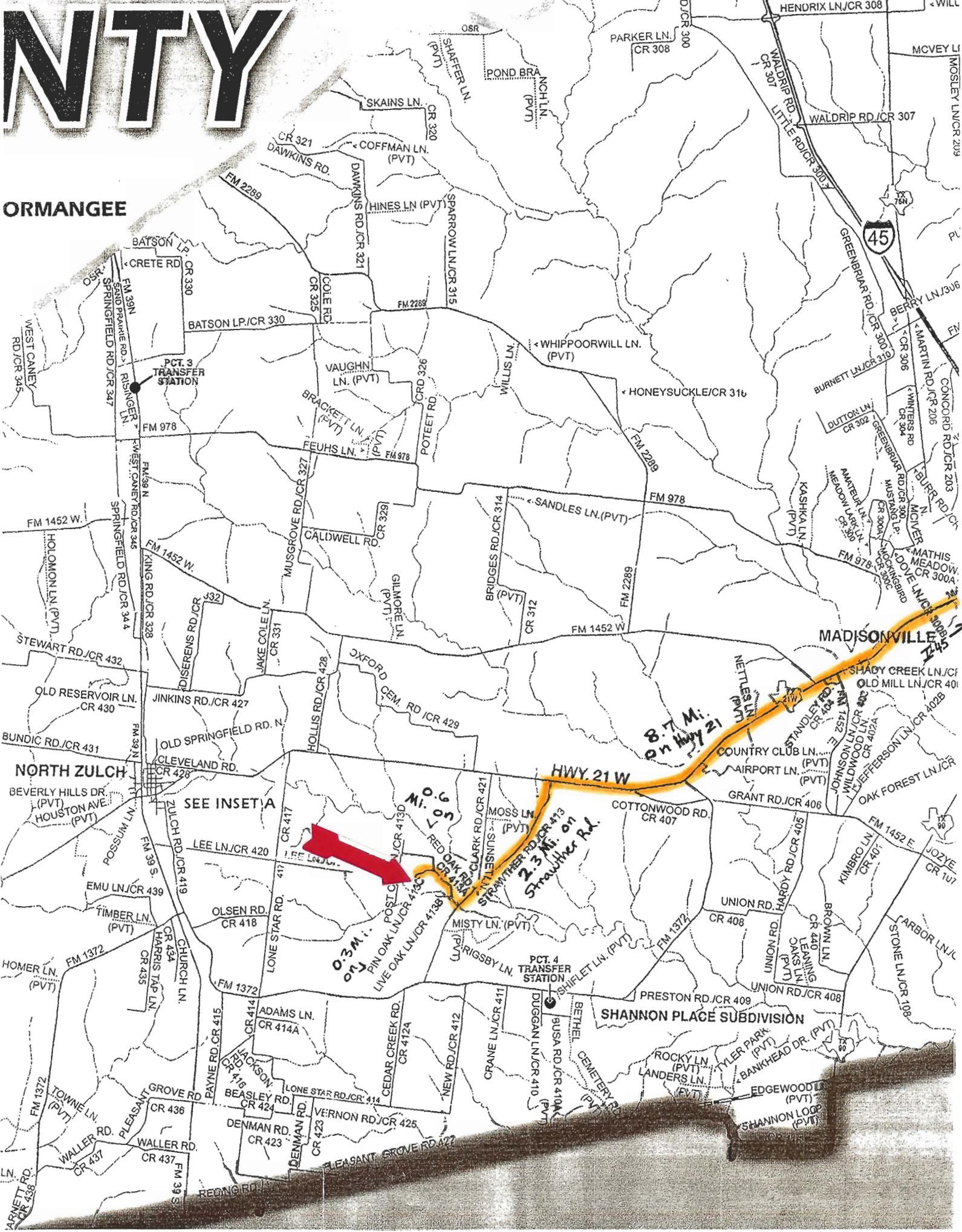
SEE INSET A

SHANNON PLACE SUBDIVISION

45

MADISONVILLE

NORTH ZULCH





DBL Disclaimer: Measurements are Approximated



Country Homes/Acreage ML #: **10190113** Status: **A** LP: **\$39,900**
 County: **MADISON** Tax Acc #: **19130** SP/ACR: **\$0.00** LP/ACR: **\$2595.97**
 Area: **62 - Madison County** Location: **122 - Other Counties in Texas** Sec #: **KM: 999Z**
 Addr: **15 AC Pin Oak**  City: **North Zulch** Zip: **77872-**
 Sub: **N/A** State: **Texas** Country: **United States**
 Listing Firm: **DBL Real Estate** Also for Lease: **No** Miles: **107**
 Mkt Area: **East Central Texas** Legal: **FIVE LAND INC, LOT 40-A & 40-B**
 SqFt: **/** House: **No** Year Built: **/**
 SchDist: **99 - Other** Elem: **North Zulch ISD** Middle: **North Zulch ISD** High: **North Zulch ISD**

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: 15 Up to 20 Acres	Acres: 15.37	Lot Dim:	Garage: 0/
Road Surface: Dirt		Trees: Densely Wooded, Hardwood	Carport: /
Road Front: Unimproved		Gar/Car	
Topography: Rolling, Running Water	Waterfront Features:	Access:	Mineral Rights: No
Land Use: Unrestricted		Show: Appointment Required	
Improve:			
Access/Lockbox:			
Dir: From I-45: Exit #142, head West on Hwy 21 for 8.7 mi., turn Left on Strawther Rd, go 2.3 mi., turn Right on Red Oak Ln, go 0.6 mi., bear left on Pin Oak Ln. Follow 0.3 mi. to end, bear left on easement (grass) go 500 yd. to a gate. Property on right.			
Physical Property Description - Public: Madison Co. - 15.37 acres. Located between Madisonville & North Zulch, this secluded hunting getaway offers deep woods, some perimeter fencing, and hardwood bottom land. Kickapoo Creek intersects the property. Lots of deer & hogs in the area; game trails & tracks found on property. Bring a few stands and feeders to this undisturbed wildlife haven! \$39,900			
Living:	Dining:	1st Bed:	4th Bed:
Den:	Kitchen:	2nd Bed:	5th Bed:
GameRm:	Breakfast:	3rd Bed:	Sep Ice Mkr:
Micro:	Dishwshr:	Dispsl:	Prvt Pool: No/
Oven:	Range:	Fireplace: /	Area Pool:
Util Rm:	Connect:		Frnt Door Faces:
Bedrooms:	Mstr Bath:		Foundation:
Rooms:			Heat:
			Cool:
Interior:	Flooring:	Countertops:	Water/Swr: No Sewer, No Water
Spcl Condt: Access By Easment	Defects: No Known Defects		Util Dist:
Disclosures: No Disclosures	Occupant: Owner		
Exclusions:			
Maint Fee: No/\$		Taxes w/o Exemptions/Yr: \$343/2008	Tax Rate: 1.8806

All information concerning this property furnished by DBL Real Estate and its owners, broker, agents, and associates, has been obtained from sources deemed reliable and is believed to be correct, but no responsibility is assumed therefore and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.

15 AC Pin Oak

MLS#: 10190113

List Price: \$39,900



This is the entrance to the property from the road easement.



A view from Pin Oak Ln. looking south on the road easement toward the property.



The road easement ends at this red gate. The property entrance is to the right of this gate.



A wet weather creek bed at the front of the property.



Fresh deer tracks.





Standing on an adjoining property and looking into the 15.37 acres. Kickapoo Creek intersects the property.



A satellite image of the approximate property boundaries.

Fri, May 8, 2009 04:26 PM

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

Prepared by: [David Companik](#)

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.



(TAR-2501) 1/1/96

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TREC No. OP-K

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