

Beautiful 16 acres Independence TX, \$795,000

10455 FM 50 Brenham, TX 77833

Antique house in historic Independence, TX on FM 390 "La Bahia" Trail and FM 50 adorned with ancient live oaks, and flowing Independence Creek. 4bd/2ba Texas Style 1800's farmhse that's been remodeled and extended. Wood floors, high ceilings, two masonry fireplaces, ornate cornice wood work are just a few of the antique features of this magnificent house with 2,800 square feet of living area. Also includes metal shop with apartment and antique wood work shed.





Roger Chambers
Market Realty, Inc
2201 Becker Dr.
Brenham, TX 77833
Roger Cell: 979-830-7708
appraisals@marketrealty.com
www.marketrealty.com





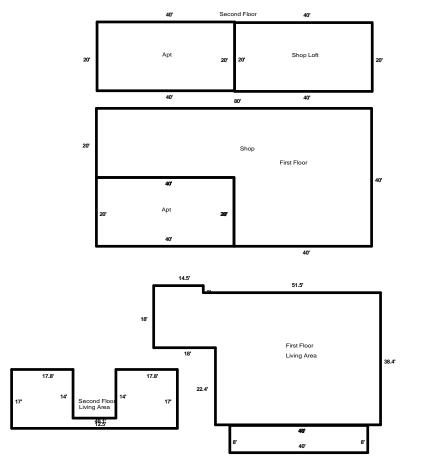
The information contained herein, while obtained from sources deemed reliable, is not warranted by MARKET REALTY, INC.



Boundary

Borrower or Owner Property Address 10455 FM 50 City Brenham County Washington State TX Zip Code 77833

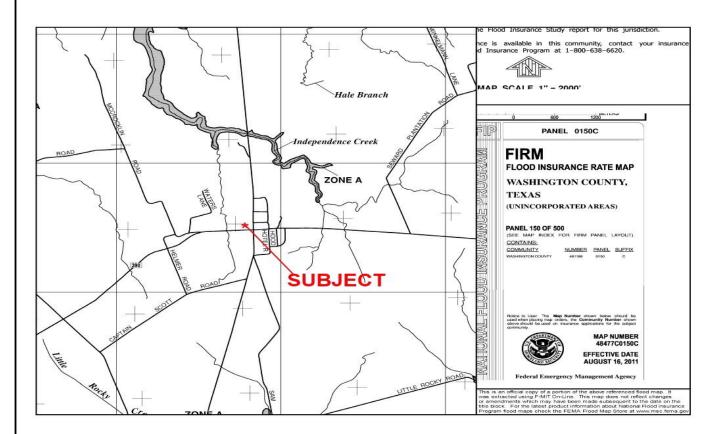
Helon Pennington Revocable Trust



SUMMARY	SQ FT AREA	PERIMETER	AREA (CALCULATION DETAILS	
Living Area			First Floor		
First Floor	2160	213	14.5 X 18.0 =	261.0	
Second Floor	643	158	51.5 X 16.0 =	824.0	
Total	2803	371	48.0 X 22.4 =	1075.2	
			Total	2160.2	
Porch			Second Floor		
Cov Porch	320	96	17.8 X 17.0 =	302.6	
			17.8 X 17.0 =	302.6	
Building Area			12.5 X 3.0 =	37.5	
Apartment first flr	800	120	Total	642.7	
Apt Second Flr	800	120	Apartment first flr		
Shop First Flr	2400	240	40.0 X 20.0 =	800.0	
Shop Loft-Second Flr	800	120	Apt Second Flr	000.0	
			40.0 X 20.0 =	800.0	
				000.0	
			Shop First Flr 80.0 X 20.0 =	4000.0	
			40.0 X 20.0 =	1600.0 800.0	
			40.0 X 20.0 =	2400.0	
				2400.0	
			Shop Loft-Second Fir		
			40.0 X 20.0 =	800.0	

SKETCH-IT 1-800-523-0872

					FLOOD MAP			
Borrow	er or Owner							
Propert	ty Address	10455 FM 50						
City	Brenham	C	County	Washington	State	TX	Zip Code	77833
Client		Helon Pennington Revoca	hle Tri	1¢f				





SELLER'S DISCLOSURE NOTICE

®Texas Association of REALTORS®, Inc. 2017

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.

CONCERNING THE PROPERTY AT THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR AN MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND EAGENT.				В			55 FI m, T)	И 50 С 77833						
				TC	A	SUBSTITUTE FOR ANY	IN	SPE	CTIC	ONS OR WARRANTIES THE	BU	IYE	R	
Seller is is not occup	ying	the	e P	rop	er	y. I	f unoccupied (by Seller), never occupied the Prope	hov rty	v lo	ng si	nce Seller has occupied the P	rop	erty	1?
Section 1. The Property h	nas t	the dish	ite the	ms ite	m	ark to	ked below: (Mark Yes (Y be conveyed. The contract v), N vill c	io (l	N), o	r Unknown (U).) which items will & will not convey			
Item	Y	N	U		It	Item		Y	N	U	Item	Y	N	U
Cable TV Wiring	1				L	iqui	d Propane Gas:				Pump: sump grinder		1	
Carbon Monoxide Det.		1			-1	P	Community (Captive)				Rain Gutters	0	1	
Ceiling Fans	1				-1	P	on Property - Timbe only	1			Range/Stove	/		
Cooktop	V						Tub		1		Roof/Attic Vents	1		
Dishwasher	17			П	li	nter	com System		/		Sauna		/	
Disposal		/		1	N	licro	owave		/		Smoke Detector	/		
Emergency Escape Ladder(s)		1			C	outd	oor Grill		1		Smoke Detector - Hearing Impaired		1	
Exhaust Fans	17			1	P	atic	/Decking	/			Spa		/	
Fences	1				P	lum	nbing System	1			Trash Compactor	/		
Fire Detection Equip. Nº	8				F	ool	***************************************		1		TV Antenna		/	
French Drain	Т	1			F	ooi	Equipment		1		Washer/Dryer Hookup	/		
Gas Fixtures	1				F	ool	Maint. Accessories		1		Window Screens			
Natural Gas Lines	11				F	ool	Heater		/		Public Sewer System			
								_						
Item			_	Y	I	U		_	-		al Information		_	_
Central A/C	_		_	1	L	-	/ electric gas 3 num	ibei	of	units		_	_	_
Evaporative Coolers		_	_			-	number of units:		_	_		_	_	_
Wall/Window AC Units	_	_	_	H	1	+	number of units:	_	_			_	_	_
Attic Fan(s)	-	-	-	1	1	+	if yes, describe:	1			2	_	_	
Central Heat	_		_	-	1	+	electric gas3num	ibe	10	units		_	_	_
Other Heat		_	_	-	1	+	if yes, describe:	_	_	la ska	- / other	_	_	_
Oven			-	-	⊢	+	number of ovens:	-			c gas other:	_	_	_
Fireplace & Chimney			_	/	-	+	/wood gas logs		ock	01	her:	_	_	_
Carport		_	_	H	1	+	attached not attached	_				_	_	_
Garage		_	_	\vdash	1	+	attached not attached	cne	a	100		_	_	_
Garage Door Openers		_	_	-	1	+	number of units:		_	n	umber of remotes:	_	_	_
Satellite Dish & Controls			_	1	L	1	/ owned _ lease from		_	_		_	_	-
Security System		_	_	-	1	+	owned lease from	_		_		_	_	_
Water Heater		_		1	-	-		her			number of units:	_	_	
Water Softener			_		1	-	owned lease from	_			2222	_	_	
Underground Lawn Sprinkle	er				1		automatic manua	al areas covered:						

(TAR-1406) 09-01-17 Initialed by: Buyer: ___, and Seller: _____ Phone (979)836-9600 Fax Reger Chumbers Produced with zipForm® by zipLogix 18070 Filteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com.

Septic / On-Site Sewer Facility

if yes, attach Information About On-Site Sewer Facility (TAR-1407)

10455 FM 50

Concerning the Property at Brenham, TX 77833										
Water supply provided by Was the Property built by (If yes, complete, sign Roof Type:	efore 19 gn, and a fine S of cover	78? / attach ing on	yes no u TAR-1906 conc	nkno ernin Ag	wn g lead-based s: 15 J	pain	t haza	ords). (appropriaced over existing shingles		
Are you (Seller) aware of are need of repair? y	of any o	f the ite	ems listed in thi , describe (attac	s Se th ad	ction 1 that a ditional sheet	re n s if r	ot in w	vorking condition, that have deary):	fects	, or
Section 2. Are you (Se aware and No (N) if you				ma	functions in	any	of the	following?: (Mark Yes (Y) if	you	are
Item	Y	N	Item			Y	N	Item	Y	N
Basement			Floors			Т	1	Sidewalks		/
Ceilings		/	Foundation /	Slat	(s)		1	Walls / Fences		/
Doors			Interior Walls		No.			Windows		/
Driveways			Lighting Fixt	_			7	Other Structural Components		/
Electrical Systems			Plumbing Sy		S	\top	1			
Exterior Walls			Roof				/			П
you are not aware.)	eller) av	vare or	any or the for		Conditi	- 97	nain i	es (Y) if you are aware and	ΙΥ	
Condition			Y	N			undatio	on Repairs	1	N
Aluminum Wiring	_			1	Previous	_			1	-
Asbestos Components Diseased Trees: oak	swill	_		1	- International Contraction of the Contraction of t			uctural Repairs	1	1
Endangered Species/Ha		Prone	rtv	1	Radon		ici oti	dotara repairs	+	1
Fault Lines	abitat on	riope	ity	1	Settling	000			+	1
Hazardous or Toxic Wa	ste			12	Soil Mo	vem	ent		+	1
Improper Drainage	919			17	-			ure or Pits		/
Intermittent or Weather	Springs			1	Undergr	oun	d Stora	age Tanks	1	
Landfill				1	Unplatte					1
Lead-Based Paint or Le	ad-Base	d Pt. H	lazards	1	Unrecor	ded	Easen	nents		/
Encroachments onto the	e Proper	ty		1	Urea-fo	mal	dehyde	e Insulation		/
Improvements encroach	ning on o	thers'	property	1	Water F	ene	tration			/
Located in 100-year Flo	odplain			1	Wetland	is or	Prope	erty		/
Located in Floodway				1	Wood R	_			\perp	/
Present Flood Ins. Cove (If yes, attach TAR-1414				/	destroyi	ng ir	sects			/
Previous Flooding into t				1	_			t for termites or WDI	+	/
Previous Flooding onto		erty		1	_			r WDI damage repaired	+	/
Located in Historic Distr				1	Previou				1	1
Historic Property Design				1				mage needing repair	+	
Previous Use of Premis of Methamphetamine	es for M	anufac	ture	1	Single E Tub/Spa		able N	Main Drain in Pool/Hot		1

(TAR-1406) 09-01-17

Initialed by: Buyer.

and Seller

Page 2 of 5

10455 FM 50 Brenham, TX 77833

Section 4.	*A single blockable main drain may of Are you (Seller) aware of any item, equ	uipment, or system ip o	r on the Property that is in	need of repair
vhich has ecessary	s not been previously disclosed in this	s notice?yes /_no	If yes, explain (attach addit	tional sheets i
Section 5.	. Are you (Seller) aware of any of the f	following (Mark Yes (Y)	if you are aware. Mark No	(N) if you are
N	Room additions, structural modifications, in compliance with building codes in effective		pairs made without necessar	y permits or no
/	Homeowners' associations or maintenan	ce fees or assessments.	If yes, complete the following	ŗ.
	Name of association: Manager's name:		Phone:	
	Fees or assessments are: \$	per	and are: mandato	ory voluntary
	Any unpaid fees or assessment for the Property is in more than one a attach information to this notice.	he Property?yes (\$ ssociation, provide inform		iations below o
	Any common area (facilities such as poor with others. If yes, complete the following Any optional user fees for common fa	g:		divided interes
_/	Any notices of violations of deed restrict Property.	ions or governmental ord	inances affecting the condition	on or use of the
	Any lawsuits or other legal proceedings to: divorce, foreclosure, heirship, bankru		ing the Property. (Includes, b	out is not limited
	Any death on the Property except for the to the condition of the Property.	ose deaths caused by: n	atural causes, suicide, or acc	cident unrelated
1	Any condition on the Property which mat	erially affects the health	or safety of an individual.	
	Any repairs or treatments, other than ro hazards such as asbestos, radon, lead-b if yes, attach any certificates or othe certificate of mold remediation or oth	based paint, urea-formald or documentation identifying	ehyde, or mold.	
	Any rainwater harvesting system located water supply as an auxiliary water source		irger than 500 gallons and the	at uses a publi
_	The Property is located in a propane gas	s system service area ow	ned by a propane distribution	system retaile
/	Any portion of the Property that is locate	d in a groundwater conse	rvation district or a subsident	ce district.

		10455 FM 50	
Concerning the Property at		Brenham, TX 77833	
Section 6. Seller	_ has _ has no	ot attached a survey of the Property.	
regularly provide	inspections and	s, have you (Seller) received any written inspe who are either licensed as inspectors or other ttach copies and complete the following:	ction reports from persons who wise permitted by law to perform
Inspection Date	Туре	Name of Inspector	No. of Pages

enaction Data	Type	Name of Inspec	tor				No	of Pages
spection Date	Туре	Name of inspec	tor				110	. or r ageo
	_						\top	
	+							
Homestead Wildlife Man Other: ection 9. Have	Property. A buyer si any tax exemption(agement you (Seller) eve	on the above-cited re hould obtain inspections) which you (Seller Senior Citizen Agricultural	for damage	im for the	en by the bute Property: bisabled bisabled Veter Inknown Property to the Pro	with	any (for e	insurance xample, ar
surance claim of	r a settlement or aw	no If yes, explain:	eding) and no	t used the	e proceeds	to mai	ke the	repairs to
surance claim of hich the claim we detect the claim we detect the claim we detect the claim we detect the claim of the c	r a settlement or awas made? yes /	ard in a legal proce	ectors installe	ed in acc	ordance w	ith the	smol	ke detecto
ection 11. Does to track additional section 11. The section 11	the Property have thapter 766 of the Health and Safet cordance with the requormance, location, and	no If yes, explain: working smoke det	ectors installed one of two-family or two-family gode in effect one of the other of two family or two family or two-family gode in effect of two family or two-family or two-family gode in effect of two family or two-family or two-family gode in effect of two family	ed in account own not have a count of the area not know the count of t	ordance w yes. If t by t to have work in which the	ith the	smok unknow 1000-1	ke detecto wn, explain Complia actors cated,
surance claim of hich the claim we hich the claim we ection 11. Does to equirements of Country and the seller to including perfect in your and analy who will impairment from the seller to including the seller to include the seller the seller the seller to include the seller th	the Property have thapter 766 of the Health and Safet cordance with the requirement, location, and area, you may check unlequire a seller to install Il reside in the dwelling om a licensed physician estall smoke detectors	working smoke det lealth and Safety Code requires one-faurements of the building power source required	ectors installed one of the code of the co	ed in account of the area not know the area of the selle e date, the ne location:	ordance with the building of more informative makes of or installations.	ith the no or ing smoor dwelling mation. The mation of the control of the contro	smokunknov	ce detecto wn, explair complia ectors cated, ints in
*Chapter 766 installed in actincluding perfect in your a family who will impairment from agree who will eller acknowledge.	the Property have thapter 766 of the heets if necessary): of the Health and Safet cordance with the required, you may check underea, you may check undereally the stall smoke detectors the bear the cost of installies that the statements	working smoke det lealth and Safety Code requires one-faurements of the building power source requirer known above or contact smoke detectors for the g is hearing-impaired; (i); and (3) within 10 days for the hearing-impaired.	ectors installed one fectors installed one fectors installed one fectors in effect on the fector of	d in account ownnot so the area of the selle e date, the ne locations of Seller's	to have work in which the he building cor more inform buyer or a m r written evid buyer makes s for installati letectors to in	ith the no or it is a writte ion. The install.	smol unknown down down down down down down down	ectors cated, nts in uyer's earing est for s may

FAD	1/1/2018		
Signature of Seller	O Date	Signature of Seller	Date
Printed Name: K. LLC	Kennington - Truster	Printed Name:	
(TAR-1406) 09-01-17	Initialed by: Buyer:	and Seller.	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 www.txdps.state.tx.us. 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) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (4) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) 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.

lule		1/1	12010		
Signature of Buyer Printed Name:		Pennatan.	Date	Signature of Buyer Printed Name:	Date
	V	Triffee			

(TAR-1406) 09-01-17

Initialed by: Buyer: _____, ____and Seller: _____,



TEXAS ASSOCIATION OF REALTORS®

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

CONCERNING THE PROPERTY AT	10455 FM 50 Brenham, TX 77833
A. DESCRIPTION OF ON-SITE SEWER FACILITY ON	PROPERTY:
(1) Type of Treatment System: Septic Tank	Aerobic Treatment Unknown
(2) Type of Distribution System:	Unknown
(3) Approximate Location of Drain Field or Distribution	n System: Retr of House Unknown
(4) Installer:	Unknown
(5) Approximate Age:	Unknown
B. MAINTENANCE INFORMATION:	
(1) Is Seller aware of any maintenance contract in ef If yes, name of maintenance contractor: Phone: contract	fect for the on-site sewer facility? Yes No expiration date:
	te aerobic treatment and certain non-standard" on-site
(3) Is Seller aware of any defect or malfunction in the If yes, explain:	
(4) Does Seller have manufacturer or warranty inform	
C. PLANNING MATERIALS, PERMITS, AND CONTRA (1) The following items concerning the on-site sewer planning materials permit for original inst maintenance contract manufacturer informations.	facility are attached: tallation final inspection when OSSF was installed
(2) "Planning materials" are the supporting materials submitted to the permitting authority in order to of	als that describe the on-site sewer facility that are btain a permit to install the on-site sewer facility.
(3) It may be necessary for a buyer to have transferred to the buyer.	the permit to operate an on-site sewer facility
(TAR-1407) 1-7-04 Initialed for Identification by Buyer	and Seller Page 1 of 2

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.

Facility	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.

PM Truster	1/1/2018		
Signature of Seller	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker.
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer, and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Market Reaty Inc	462379	appraisals@marketrealty.com	(979)836-9600
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name Roger Chambers	355843	appraisals@marketrealty.com	(979)830-7708
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
		appraisals@marketrealty.com	
Sales Agent/Associate's Name	License No.	11/2018	Phone
В	Suyer/Tenant/Seller/Landlord Init		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov