



5 acres near Burton, TX, \$245,000

TBD FM 390 W

5 acres on the historic "La Bahia Trail" otherwise known as FM 390 with gorgeous centuries old oak trees. Texas. Rare opportunity to purchase a small acreage tract in the rolling hills of western Washington County with views, trees and a lovely pond. Property also has electricity on it and community water in the vicinity. For more information contact listing broker Susan Kiel at 979-251-4078.

Brought to you by:

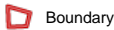


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The information contained herein, while obtained from sources deemed reliable, is not warranted by MARKET REALTY, INC.

FM 390 W 5 acres
Texas, AC +/-



Boundary

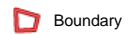
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2201 Becker Dr. Brenham, TX 77833



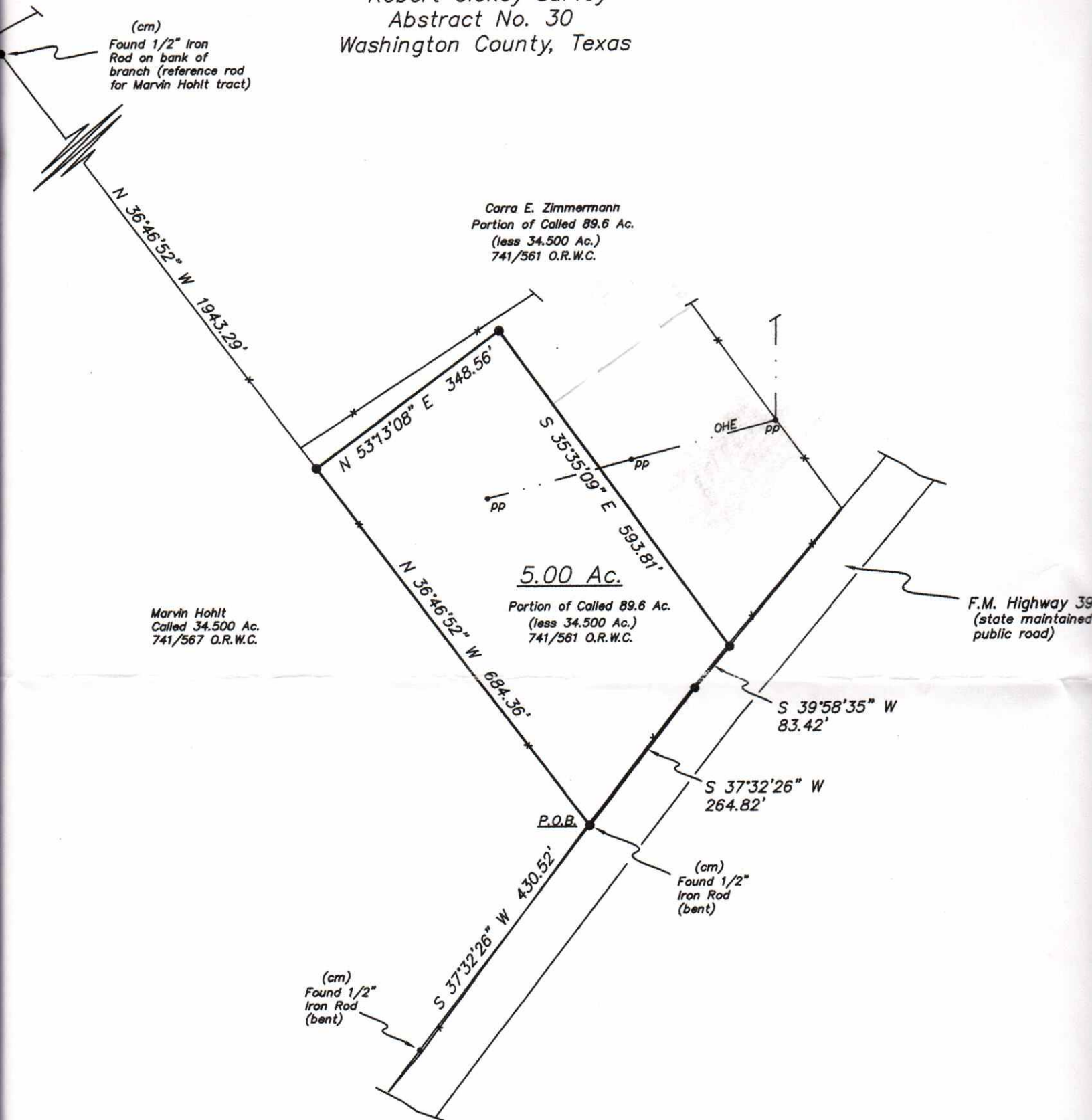
The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof. 844.932.6277 - mapright.com



Boundary

more tract shown
Set 1/2" Iron
noted.

Robert Clokey Survey
Abstract No. 30
Washington County, Texas



Blakey Land Surveying

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

CARRA E. ZIMMERMANN
5.00 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 5.00 acres, situated in Washington County, Texas, being out of the Robert Clokey Survey, Abstract No. 30, and being a portion of a called 89.6 acre tract (less 34.500 acres, Volume 741, Page 567, Official Records of Washington County, Texas) described in that deed from Edmund Hohlt, et ux to Carra E. Zimmermann dated July 7, 1994, and recorded in Volume 741, Page 561 of the Official Records of Washington County, Texas, said 5.00 acre tract being more particularly described as follows:

BEGINNING at a ½ inch iron rod (bent), lying in the Northwest margin of F.M. Highway 390 (state maintained public road), marking the East corner of the Marvin Hohlt called 34.500 acre tract (Volume 741, Page 567, Official Records of Washington County, Texas), and the South corner of the herein described tract;

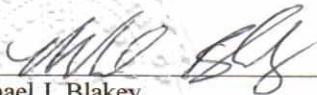
THENCE departing said highway margin, along a portion of the Northeast line of the Marvin Hohlt tract, with the Southwest line of the herein described tract, N 36deg 46min 52sec W, 684.36 ft., to a ½ inch iron rod, set for corner, marking the West corner of the herein described tract (a found ½ inch iron rod, lying on the Southerly bank of a branch, marking a reference rod for the Marvin Hohlt tract, bears N 36deg 46min 52sec W, 1943.29 ft. from this point);

THENCE departing the Northeast line of the Marvin Hohlt tract, with the Northwest line of the herein described tract, N 53deg 13min 08sec E, 348.56 ft., to a ½ inch iron rod, set for corner, marking the North corner of the herein described tract;

THENCE with the Northeast line of the herein described tract, S 35deg 35min 09sec E, 593.81 ft., to a ½ inch iron rod, set for corner, lying in the Northwest margin of the aforementioned F.M. Highway 390, marking the East corner of the herein described tract;

THENCE along the Northwest margin of said highway, with the Southeast line of the herein described tract, S 39deg 58min 35sec W, 83.42 ft., to a ½ inch iron rod, set for corner, marking an angle in said highway right-of-way; and, S 37deg 32min 26sec W, 264.82 ft., to the **PLACE OF BEGINNING** and containing 5.00 acres of land.

December 21, 2010
W.O.#2010-1667



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.



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.

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Susan S. Kiel

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date