

FOR SALE



LISTING PRICE: \$339,000

1116 HWY 290 W CARMINE, TX



Roger Chambers
The Market Team
Market Realty, Inc.
979-830-7708
appraisals@marketrealty.com
www.marketrealty.com
462379

Directions: From Carmine head west on Hwy 290.
Property on the right.

15.64 ac located on Highway 290 west just outside of Carmine, Texas, partially in city limits. Excellent highway frontage on 4 lane divided with high traffic flow, crossover located just west of this place gives easy access. This good grass covered place has electric on site, public water meter and line to the antique barn. A board and cattle guard entrance is in place and a nice pond is situated in the back with large live oak and pecan trees and ideal building spot. Located in the sought after Round Top Carmine School district. This property would be a perfect site for a home and business combination with very good highway exposure, entrance in place for a commercial use and nice trees and pond if you want to build a home and live on your business place. Only a few miles from Round Top.

Seller to keep all minerals and waive surface rights.

If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

hinze hwy 290 carmine
Texas, AC +/-



JAMES BEARDSLEE LGE. A-13

VOL 702 PAGE 921

FILED FOR RECORD

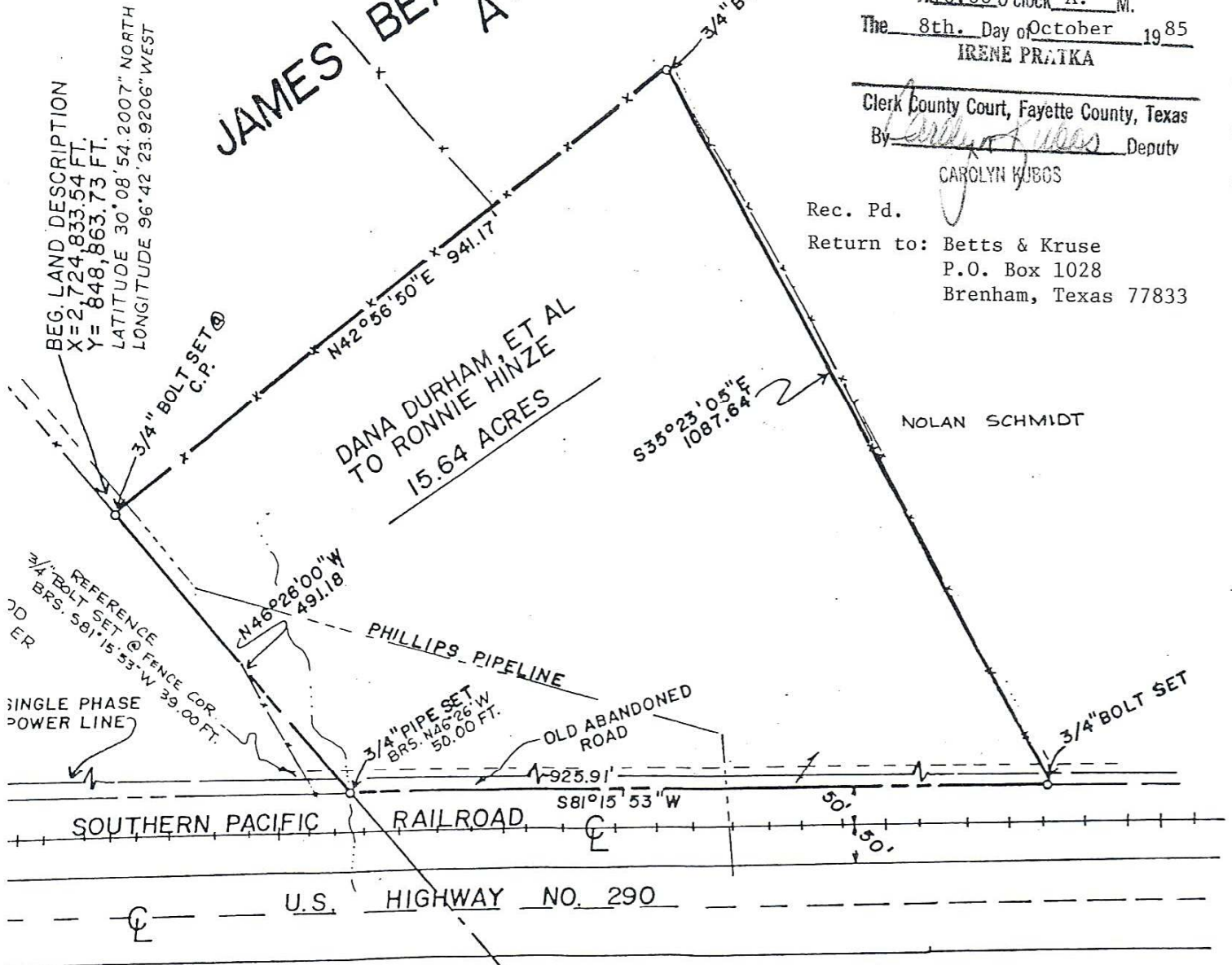
At 0:00 O'clock A. M.
The 8th. Day of October 1985
IRENE PRATKA

Clerk County Court, Fayette County, Texas
By Carolyn Kubos Deputy

CAROLYN KUBOS

Rec. Pd.

Return to: Betts & Kruse
P.O. Box 1028
Brenham, Texas 77833



NOTE: All bearings, distances and coordinates shown hereon refer to the Texas Plane Coordinate System - South Central Zone, as determined from the Carmine Triangulation Station.

Rotate bearings 01° 07' clockwise to be compatible to geodetic bearings.

This is to certify that on August 31, 1983, the above map was prepared from a correct on the ground Land Title Survey, made on that date.

Date of signature August 31, 1983.

Marvin Makowaky
Marvin Makowaky
Registered Public Surveyor, No. 1815

SURVEY MAP
SHOWING 15.64 ACRES
IN THE JAMES BEARDSLEE LEAGUE
ABSTRACT 13
FAYETTE COUNTY TEXAS



Information About Brokerage Services

Texas law requires all real estate license holders 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 confidential 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 Realty, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name | 462379 License No. | agents@marketrealty.com Email | 979-836-9600 Phone |
| Roger D. Chambers Designated Broker of Firm | 355843 License No. | appraisals@marketrealty.com Email | 979-830-7708 Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Roger D. Chambers Sales Agent/Associate's Name | 355843 License No. | appraisals@marketrealty.com Email | 979-830-7708 Phone |

Buyer/Tenant/Seller/Landlord Initials

Date