

# Fayette County Land for Sale

Multiple tracts for sale  
between La Grange  
and Schulenburg

Different sizes  
available

2248 Roitsch Rd  
Schulenburg, TX 78956



Rolling views and beautiful location near the community of Swiss Alps just south of La Grange and north of Schulenburg, Texas. Light restrictions-residential and agricultural use only, no mobile homes, RV or manufactured homes, no commercial use. Approximate size of each tract to be determined by final survey. Seller to retain all minerals and waive surface use, no active leases.

<b>SOLD</b>	Tr 1- 16.003 ac.	\$400,075	Tr 9-9.776 ac	\$351,936
	Tr 2- 15.089 ac	\$377,210	Tr 10-3.843 ac	\$142,191
	Tr 3- 26.162 ac	\$392,404		
	Tr 4- 16.210 ac	\$324,119		
	Tr 5- 15.169 ac	\$303,304		
	Tr 6- 14.016 ac	\$280,250		
	Tr 7- 26.161 ac	\$392,389		
	Tr 8- 8.673 ac	\$303,555		



Roger Chambers, Broker Associate  
Market Realty, Inc  
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appraisals@marketrealty.com  
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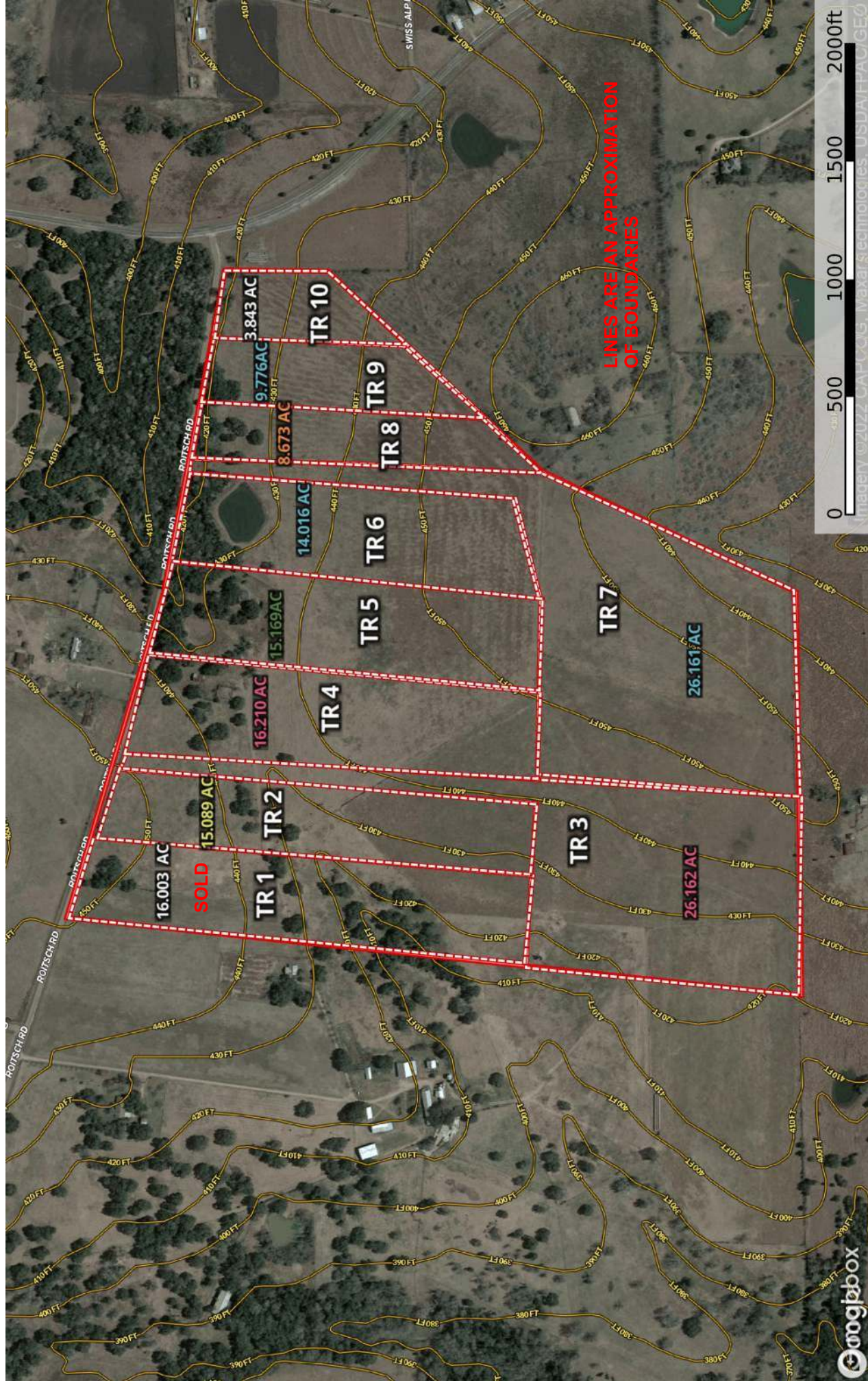


The information contained herein, while obtained from sources deemed reliable, is not warranted by Market Realty, Inc.



2248 roitsch road  
Texas, AC +/-

MARKET REALTY INC.



Boundary Boundary

Susan Kiel  
P: 979-289-2159

www.marketrealty.com

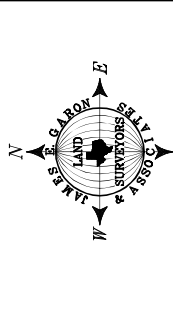
2201 Becker Dr. Brenham, TX 77833



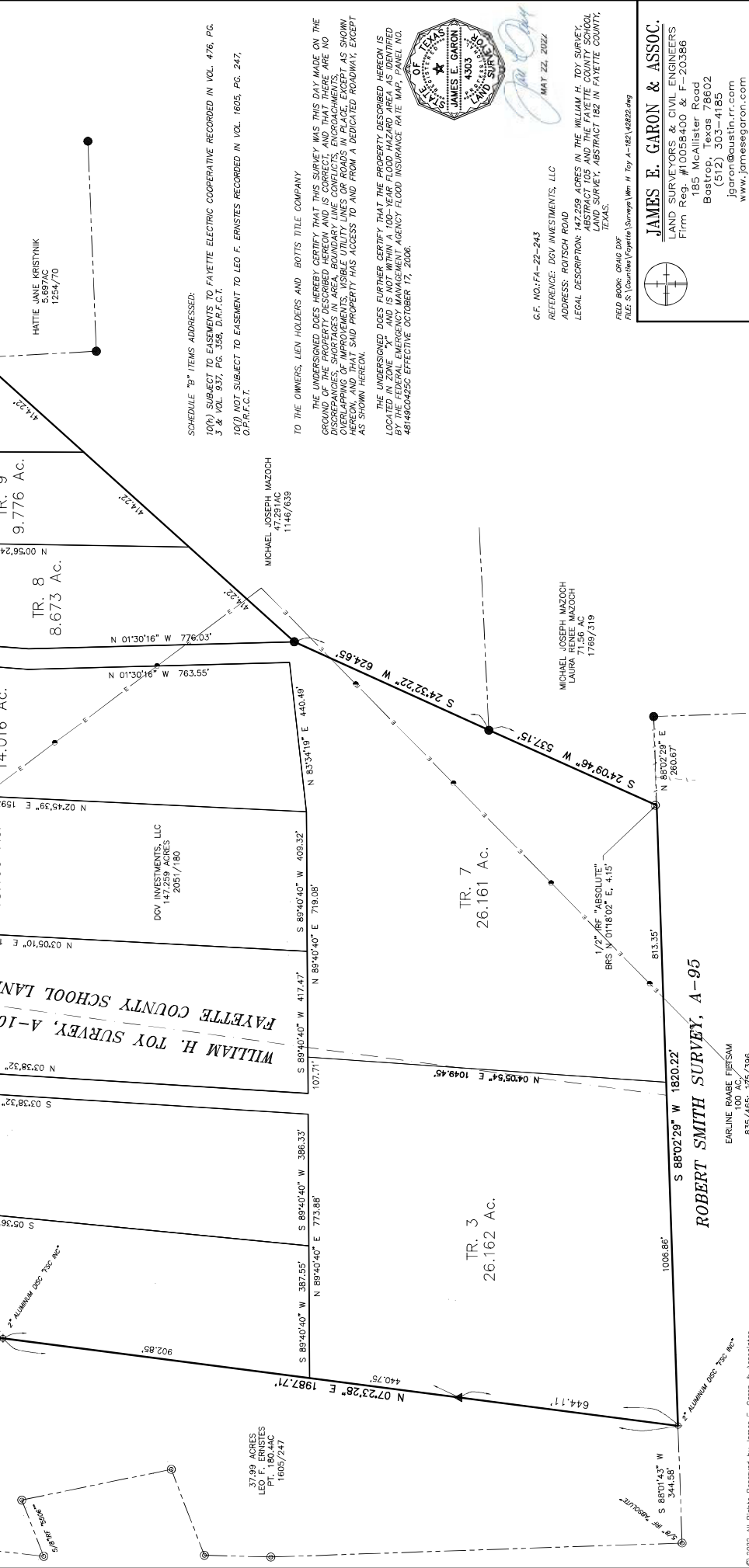
The information contained herein was obtained from sources deemed to be reliable. Maplight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "SOUTH CENTRAL ZONE" NAD83.



- LEGEND**
- 1/2" REBAR FOUND (UNLESS NOTED)
  - 1/2" REBAR SET W/CAP
  - STAMPED J.E. GARON RLS 4303
  - IRON ROD W/CAP FOUND
  - 604 NAIL FOUND
  - FENCE POST FOUND
  - WIRE FENCE
  - POWER POLE
  - OVERHEAD ELECTRIC LINE
  - DOWN CAST CABLE
  - CONCRETE METAL PIPE
  - RECORD CALL (BAC-0851)



SCHEDULE "B" ITEMS ADDRESSED:  
10(N) SUBJECT TO EASEMENTS TO FAYETTE ELECTRIC COOPERATIVE RECORDED IN VOL. 476, PG. 3 & VOL. 937, PG. 358, D.R.F.C.T.  
10(I) NOT SUBJECT TO EASEMENT TO LEO F. ERNSTES RECORDED IN VOL. 1605, PG. 247, D.R.F.C.T.

TO THE OWNERS, LIEN HOLDERS AND BOTTS TITLE COMPANY  
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN AS SHOWN HEREON.  
THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE PUBLIC LANDS OF THE UNITED STATES AND IS NOT A PUBLIC LAND, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48148C0425C EFFECTIVE OCTOBER 17, 2006.



G.F. NO: FA-22-243  
REFERENCE: DOV INVESTMENTS, LLC  
ADDRESS: ROTTSCH ROAD 99 ACRES IN THE WILLIAM H. TOY SURVEY, LEGAL DESCRIPTION 185.69 ACRES IN THE WILLIAM H. TOY SURVEY, LAND SURVEY, ABSTRACT 182 IN FAYETTE COUNTY, TEXAS.

FIELD BOOK: ORAG DIF  
FILE: S:\County\Payette\Survey\New H Toy A-182\48222.dwg



**JAMES E. GARON & ASSOC.**  
LAND SURVEYORS & CIVIL ENGINEERS  
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ROBERT SMITH SURVEY, A-95

EARLINE RAABE FIERSAM  
835/465; 175/396

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## 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date