

FOR SALE

Custom Ranch Style Home

729 Fonville, Marlin
Waco Texas Area, MSA

~~\$295,000~~ \$249,900

For a complete brochure and slideshow go to: www.texasfarmandranchrealty.com



—“Stewards of Land”—
A DBA of Dube's Commercial, Inc. TREC# 484723

Bob Dube (Broker)

512-423-6670 (mobile) 254-803-5263 (LAND)

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Property Highlights

Location – 729 Fonville, Marlin, Texas 76661. From the intersection of I-35 and Hwy 6 in Waco, Texas go 28 miles south on Hwy 6 towards Marlin. Take the exit for TX Business 6. Continue for 1.3 Miles and turn right onto FM 2117 and go for 0.3 miles. Turn left onto West Anders St. and go 0.2 miles. Turn left onto Chilton St. and go 0.2 miles. Turn right onto Norwood St. and go for 0.3 miles. Turn right onto Fonville and go 0.1 miles. The property will be on the left. Only 1 hour 45 minutes from Austin and Dallas/Fort Worth. 1 hour from Bryan-College Station. 2 hours from Houston. 35 minutes from Waco.

Lot Size – 18,596 sq. ft. or 0.427 acre according to the Falls County Appraisal District

Features- Ranch style home reportedly built in 1967 consisting of 2,956 square feet (Per FCAD). Home consists of 3 bedrooms 2.5 baths. There is a small patio area that leads from the master bedroom. The home includes an open living/entertainment/dining area with wood burning fireplace, and kitchen. The majority of the house flooring is hard wood, marble with the remainder being tile. The large windows in the living area allow for an abundance of natural light that give a beautiful view of the spacious backyard. The sun room includes skylight and is surrounded with windows overlooking the backyard making for the perfect entertainment area. The roof is metal offering less maintenance and the HVAC is in good condition. HVAC and water heater are gas.

Foundation – Slab

Improvements – An attached two car finished out garage with additional storage for lawn equipment or other various tools. Large backyard that is fully fenced including garden area, fenced dog run, landscape sprinkler system, stand-alone storage building and playhouse.

Utilities- Water, sewer and trash provider is City of Marlin. Electricity is provided by Oncore with buyer's choice of service provider.

Landscaping – Mature live oak and other various trees in the front and back yard. Well maintained grass in both front and back yard. Established flower beds throughout property.

Current Use – Privately owned and vacant.

Easements – An Abstract of Title to be performed to determine any easements that may exist

Showings - By appointment only. Buyers who are represented by an agent/broker must have their agent/broker present at all showings.

Presented At: \$249,900.00 or \$84.54 per square foot

Texas Farm and Ranch Realty dba Dube's Commercial, Inc., does not make any representations or warranties expressed or implied as to the accuracy of this information. All sources are deemed reliable.



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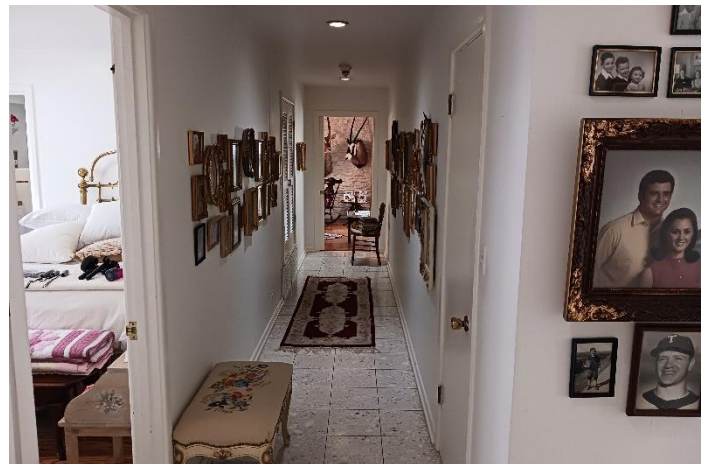
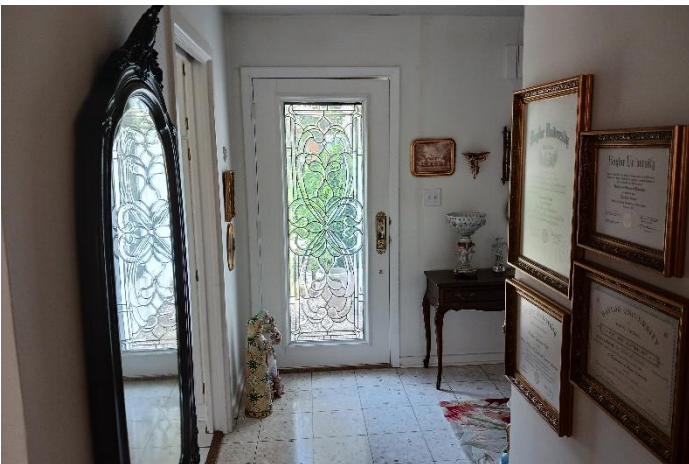
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Property Pictures



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Property Aerial View



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Survey

SURVEY PLAT

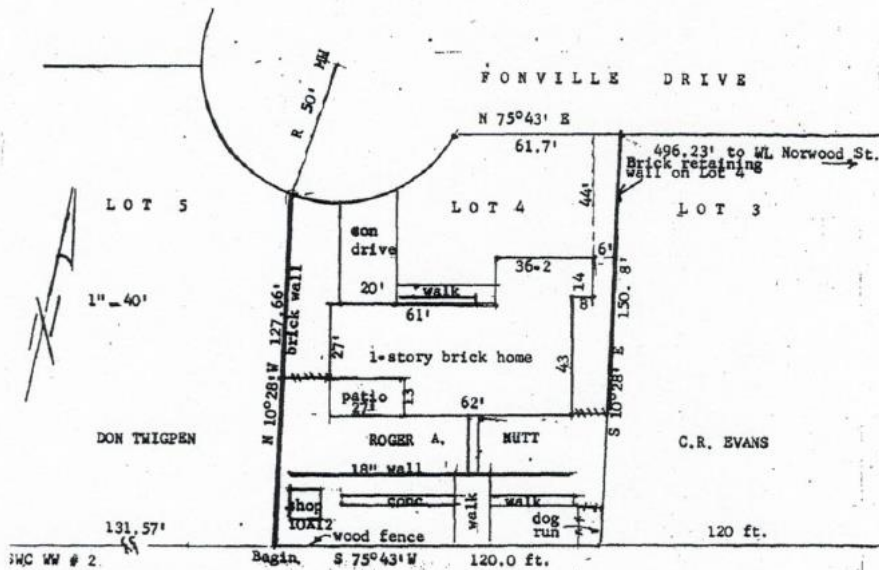
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at

No. 729 Fonville Drive, in the city of Marlin, Falls County, Texas, described as follows:

Lot No. 4, Block No. 1 City Block No. 1

of WESTWOOD ADDITION PART TWO, as addition to the City of Marlin, Texas, according to the subdivision plat recorded in Volume 2 at page 12 of the Map Records of Falls County, Texas



FLOOD PLANE INFORMATION : ABOVE PROPERTY IS IN ZONE "C" OUTSIDE THE 100 YR FLOOD PLANE

FIELD NOTES: All that certain tract or parcel of land, being Lot 4, Block 1, of the WESTWOOD ADDITION PART TWO, to the City of Marlin, Falls County Texas, according to the map of same found in Book 2, page 12, Falls County Map Records, said lot described as follows;

Beginning; At an iron pin for the Southwest corner of Lot 4, Blk 1, mentioned above, which lies N 75°43' E 131.57 ft. from the Southwest corner of said Westwood Addn Part Two

Thence N 10°28' W 127.66 ft. to an iron pin for the NW corner of this lot

Thence In a Northeasterly direction along a cul-de-sac whose radius is 50.0 ft. a total of 66.39 ft. tangent of N 54°04' E 62.05 ft.

Thence N 75°43' E 61.7 ft. along the South line of Fonville Drive to an iron pin for the Northeast corner of this lot being Lot 4, Blk 1, Westwood Addn Part Two

Thence S 10°28' E 150.8 ft. to the Southeast corner of said Lot 4

Thence S 75°43' W 120.0 ft. to the place of beginning, and being the same property conveyed to Roger A. Nutt and wife Elizabeth Nutt, of record in Volume 330 Page 455, F. C. D. R.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT NONE

Scale 1" = 40'

Date 10-28-86

EXHIBIT "A"



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**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**



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11/2/2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Dube's Commercial Inc.</u>	<u>484723</u>	<u>bob@dubescmercial.com</u>	<u>(254)803-5263</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@dubescmercial.com</u>	<u>(254)803-5263</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@texasfarmandranchrealty.com</u>	<u>(254)803-5263</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date



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