

## Market Realty, Inc.



### LAND FOR SALE CLOSE TO WARRENTON, TX

20.140 acres with excellent location on FM 1291, less than half of a mile from Hwy 237, close to the antique capitols of Warrenton and Round Top, Texas! Property has 401' of frontage with trees along the perimeter, nice pond and level terrain. Great spot for building your home, business and more. Less than a mile from Warrenton and only 5 miles from Round Top! Electricity in the area, buyer will need water well and septic. Currently received ag valuation for cattle grazing, buyer needs to verify if they qualify with future use. Per survey and markers on the boundaries there are pipelines crossing the property.. Call Susan S. Kiel 979-251-4078.

From Warrenton head south on Hwy 237. Turn left on FM 1291. Property approximately 3/10 of a mile down on the right. Do not drive on property without an appointment.

  
TBD FM 1291  
Warrenton/Round Top, TX





Boundary

100 Year Floodplain

500 Year Floodplain

Floodway

Special

Unmapped/ Not Included





Tiedt, of Bryan County, Oklahoma, all of the following described real estate:

FIELD NOTE DESCRIPTION OF 20.140 ACRES OF LAND OUT OF THE NATHANIEL TOWNSEND LEAGUE, ABSTRACT NO. 103, AND THE DAN E. COLTON LEAGUE ABSTRACT NO. 33, BOTH IN FAYETTE COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (77.65 ACRE) TRACT OF LAND CONVEYED TO DORIS E. GLENN, LARRY TIEDT, REBECCA KUNKEL, LORENZ TIEDT, AND KARL TIEDT IN A DEED AS RECORDED IN VOLUME 1001 PAGE 778 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found in the southeasterly right-of-way line of Highway 237, being in the northwesterly line of that certain (77.65 acre) tract of land conveyed to Doris E. Glenn, Larry Tiedt, Rebecca Kunkel, Lorenz Tiedt, and Karl Tiedt in a deed as recorded in Volume 1001 Page 778 of the Official Records of Fayette County, Texas, also being at the most westerly corner of that certain (0.10 acre) tract of land conveyed to Colorado Valley Telephone Cooperative in a deed as recorded in Volume 323 Page 587 of the Deed Records of Fayette County, Texas,

THENCE, leaving the southeasterly right-of-way line of Highway 237, and with the southwesterly and southeasterly lines of the Colorado Valley Telephone tract, S 46 deg. 14' 22" E 85.10 feet to a 3/8" iron rod found, and N 43 deg. 45' 37" E 50.06 feet, to a 1/2" iron rod found in the southwesterly line of that certain (3.75 acre) tract of land conveyed to Gustav Quade in a deed as recorded in Volume 225 Page 315 of the Deed Records of Fayette County, Texas,

THENCE, with the southwesterly and southeasterly lines of the Quade tract, S 46 deg. 00' 14" E 307.76 feet to a 1" square iron rod found at the base of a fence corner post, and N 43 deg. 39' 49" E 258.82 feet, to a 1/2" iron rod found at the base of a fence corner post in the southwesterly right-of-way line of F.M. 1291, being at the most easterly north corner of the Tiedt tract,

THENCE, with the southwesterly right-of-way line of F.M. 1291, being the northeasterly line of the Tiedt tract, S 46 deg. 43' 51" E 306.57 feet to a 1/2" iron rod set, S 46 deg. 43' 51" E 88.67 feet to a 1/2" iron rod set at the beginning of a curve, and with a curve to the right, having a radius of 1617.23 feet, and a chord which bears, S 41 deg. 35' 47" E 289.33 feet to a 1/2" iron rod set for the most northerly corner and PLACE OF BEGINNING of the tract herein described,

THENCE, continuing with the southwesterly right-of-way line of F.M. 1291, being the northeasterly line of the Tiedt tract, and continuing with said curve to the right, having a radius of 1617.23 feet, and a chord which bears, S 29 deg. 20' 06" E 401.43 feet, to a 1/2" iron rod found at the base of a fence corner post, being at the most easterly corner of the Tiedt tract, and also being at the most northerly corner of that certain (52.165 acre) tract of land conveyed to Paul Edward Michie and Leigh Brooks Michie in a deed as recorded in Volume 1750 Page 63 of the Official Records of Fayette County, Texas, and being for the most easterly corner of this tract,

THENCE, leaving the southwesterly right-of-way line of F.M. 1291, and with the common line between the Tiedt tract and the Michie tract, S 19 deg. 18' 56" W 230.38 feet to a 1/2" iron rod found at the base of a fence angle post, and S 43

deg. 59' 41" W 1902.60 feet to a ½" iron rod set for the most southerly corner of this tract,

THENCE, leaving the common line between the Tiedt tract and the Michie tract, N 11 deg. 51' 20" W 389.39 feet to a ½" iron rod set at the base of a chain link fence corner in the interior of the Tiedt tract, and N 41 deg. 22' 26" W 76.02 feet to a ½" iron rod set in the interior of the Tiedt tract, and being for the most westerly corner of this tract,

THENCE, continuing in the interior of the Tiedt tract, N 41 deg. 37' 44" E 2004.07 feet to the PLACE OF BEGINNING, in all containing 20.140 acres of land.

And being further shown and depicted as Tract 3 on surveyor's plat attached hereto and made a part hereof for all relevant purposes.

SUBJECT TO those leases, easements, reservations, rights-of-way and other restrictive covenants, if any, as may affect the hereinabove described real estate, as filed for record in the office of the County Clerk of Fayette County, Texas.

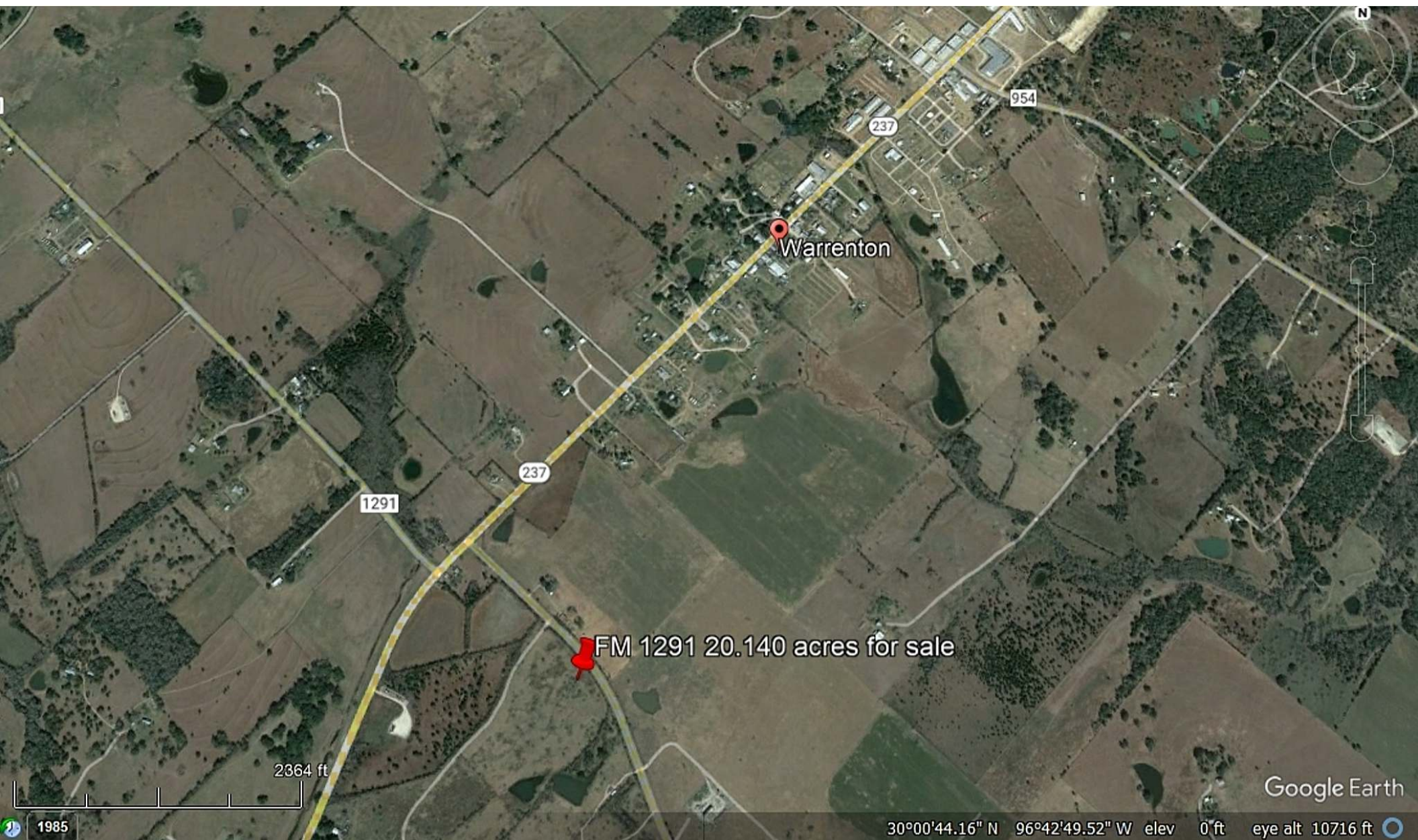
THERE IS HEREBY EXCEPTED AND RESERVED unto Grantors, their heirs, successors and assigns, forever, all of the oil, gas and other minerals, in and under and that may be produced from the above described property, LESS AND EXCEPT the right to enter upon the surface of the land for the purposes of mining, drilling, exploring, operating, and developing said land for oil, gas and other minerals and removing the same therefrom.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in any wise belonging unto the said **Lorenz Tiedt** and **Karl Tiedt**, their heirs and assigns, forever. And we, **Dayna M. Melton, Individually, and as Independent Administrator of the Estate of Doris E. Glenn, Deceased, under Cause No. 445251, Harris County, Texas, Diana K. Veit, as Agent and Attorney-in-Fact for Larry W. Tiedt under Statutory Durable Power of Attorney dated December 10<sup>th</sup>, 2008,** and **Rebecca Kunkel**, do hereby bind ourselves, our heirs, successors, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said **Lorenz Tiedt** and **Karl Tiedt**, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

This instrument may be executed in one or more counterparts or in multiple originals, either one of which is as valid as the other, and when taken together shall constitute one instrument. For recordation purposes, the separate signature pages and acknowledgments may be affixed to the body of the original instrument without the necessity of recording each separate counterpart in its entirety.

Executed as to the date of acknowledgment, but to be effective the 6<sup>th</sup> day of December, 2023.





Warrenton

1291

237

954

FM 1291 20.140 acres for sale

2364 ft

1985

Google Earth

30°00'44.16" N 96°42'49.52" W elev 0'ft eye alt 10716 ft



# 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 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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| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.   | Email                          | Phone                |
| <b>Susan Schulenberg Kiel</b>                                         | <b>558624</b> | <b>burton@marketrealty.com</b> | <b>(979)251-4078</b> |
| Designated Broker of Firm                                             | License No.   | Email                          | Phone                |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.   | Email                          | Phone                |
| <b>Susan S. Kiel</b>                                                  | <b>558624</b> | <b>burton@marketrealty.com</b> | <b>(979)251-4078</b> |
| Sales Agent/Associate's Name                                          | License No.   | Email                          | Phone                |

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

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**  
TXR-2501

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Susan Kiel

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**  
IABS 1-0 Date

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