

FOR SALE



9040 FM 1948 W, BURTON TX 77835

Rare chance to own small acreage just minutes from the south side of Lake Somerville in the Burton area! 9.299 acres ready for you to selectively clear and make exactly your own with wooded privacy. Very little supply comes up in this area, about 7 miles north of historic Burton, Texas, in the community of Rehburg. Tract has paved road frontage, community water available and electricity is crossing the back of the property. Property to be lightly restricted-no mobile homes, commercial businesses, cannot be subdivided. Lots of great oaks, cedars, elms with sandy soil and tons of wildlife.

Directions: From Brenham take Hwy 290 W towards Austin. Turn left on FM 1948. Stay on 1948 and it makes a hard right. Property on the left, do not drive on property. Park in road ditch and walk in.



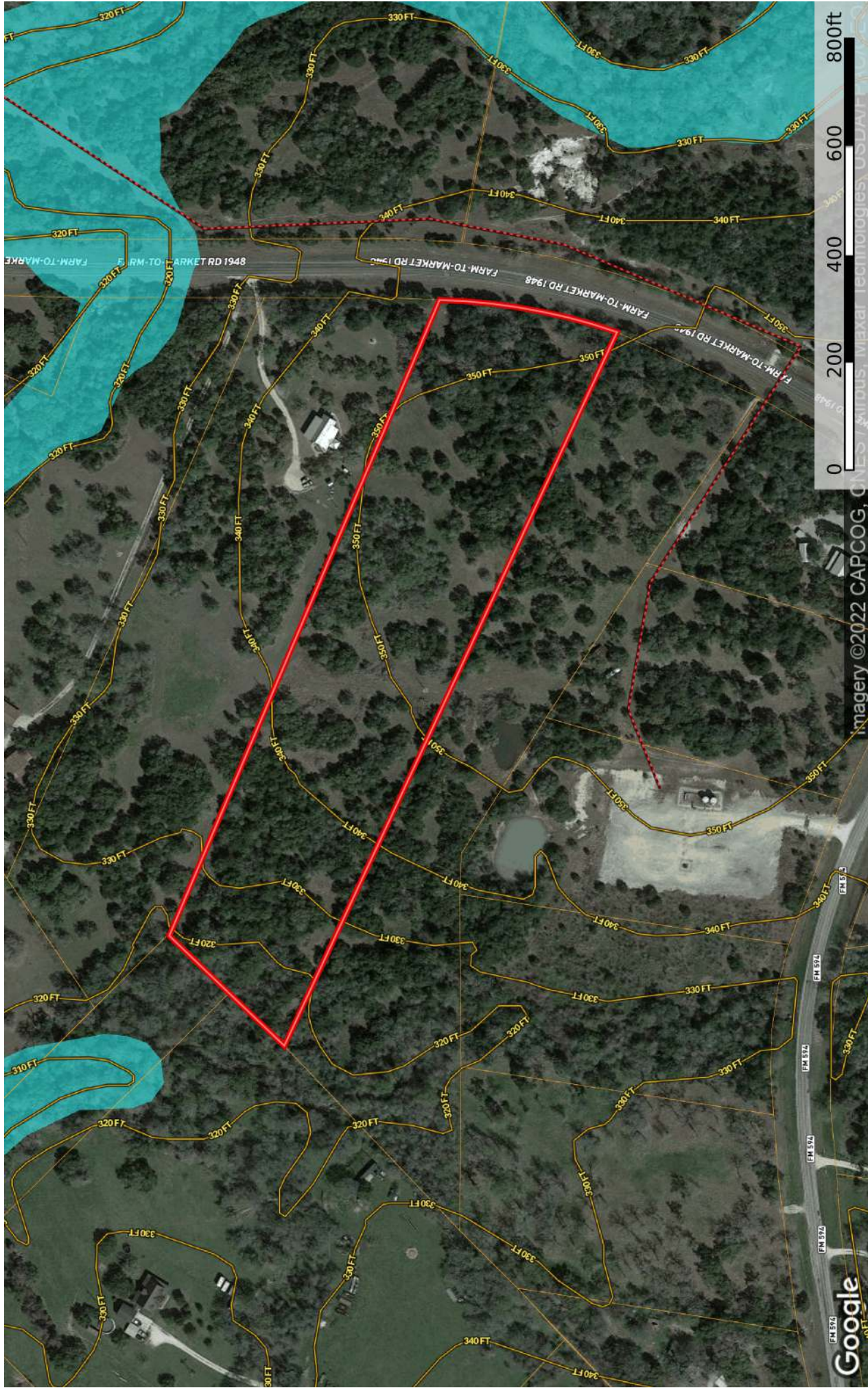
Susan S. Kiel, Broker
Market Realty, Inc.
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462379

LISTING PRICE: \$280,000



Calles 9.29ac
Texas, AC +/-

MARKET REALTY INC.



Susan Kiel
P: 979-289-2159

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2201 Becker Dr. Brenham, TX 77833



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

8.	S 86° 18' 21" E	26.77
9.	S 25° 36' 20" E	83.94
10.	S 12° 20' 58" W	81.56
11.	S 8° 43' 33" E	117.00
12.	S 89° 40' 11" E	74.11
13.	S 65° 39' 17" E	112.71
14.	S 25° 48' 09" W	106.99
15.	S 68° 16' 46" E	196.19



EXHIBIT "A"

MARY L. BROESCHE ESTATE

TRACT F - 9.299 ACRES

ALL THAT TRACT OR PARCEL OF LAND situate in Washington County, Texas out of the J. Halderman Survey A-52 and being a portion of a called 55 acre tract described in a deed from Selma Kiel, Individually and as Independent Executrix of the Estate of Caroline Kiel, Deceased to Nathan Broesche dated December 15, 1955 and recorded in Volume 206, Page 125 of the Washington County Deed Records, more particularly described as follows:

COMMENCING at a highway monument lying in the West margin of F.M. Highway 1948 marking the South corner of a tract of land now or formerly owned by Lonnie Rosenbaum and an occupied Easterly corner of the original tract and Easterly corner of a 9.299 acre tract designated as Tract H in this partition;

THENCE with the West margin of F.M. Highway 1948, S 1° 02' 58" W, at 322.03 ft. passing an iron pin set for South corner of Tract H and East corner of a 9.299 acre tract designated as Tract G in this partition and continuing with said highway margin for a total distance of 549.60 ft. to a highway monument marking the beginning of a curve;

THENCE continuing with said highway margin in a curve to the right having a radius of 1382.40 ft., a central angle of 3° 54' 58", a distance of 94.49 ft. (Chord S 3° 00' 27" W, 94.47 ft.) to an iron pin set in said margin marking the South corner of Tract G and East corner and PLACE OF BEGINNING of the tract of land herein described;

THENCE continuing with said highway margin in a curve to the right having a radius of 1382.40 ft., a central angle of 13° 20' 51" for a distance of 322.04 ft. (Chord S 11° 38' 22" W, 321.31 ft.) to an iron pin set for East corner of a 9.299 acre tract designated as Tract E in this partition and South corner of the tract of land herein described;

THENCE departing said highway margin with the Northeasterly line of Tract E, N 64° 31' 39" W, 1460.93 ft. to an iron pin set in the fenced Northwest line of the original tract, same being the Southeast line of the Leslie

May 2, 1986
W. O. #11585B

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EXHIBIT "A"

MARY L. BROESCHE ESTATE

TRACT F - 9.299 ACRES

Butts tract, for Northmost corner of Tract E and Westmost corner of the tract of land herein described;

THENCE with the Northwest line of the original tract, same being the Southeast line of the Butts tract, N 45° 50' 03" E, 294.62 ft. to an iron pin set in fence line marking the Southwest corner of the aforementioned Tract G and Northmost corner of the herein described tract;

THENCE with the Southwest line of Tract G, S 66° 07' 37" E, 1282.09 ft. to the PLACE OF BEGINNING and containing 9.299 acres of land.

May 2, 1986
W. O. #11585B

David A. Blakey

David A. Blakey
Registered Public Surveyor No. 4052





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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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
IABS 1-0 Date

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