



3395 FM 1948 N Burton, TX 77835 \$399,000

Discover the perfect blend of functionality and potential with this 8ac property in Burton, Texas. Whether you're a horse enthusiast, hobby farmer, or simply seeking a serene rural escape, this property offers a wealth of opportunities. A substantial 40x100 barn equipped with both water and electricity, ideal for various uses including livestock, equipment storage, or even a workshop. Includes 5 spacious 12x36 runs, designed with the horse lover in mind with lighted riding area right outside the barn. The barn is also prepped for 5 additional 12x12 stalls. A 12x16 bunk house featuring a porch with views of the entire property. Several potential home build sites offer the flexibility to create your dream home or expand the property's possibilities. Call Cooper 979-203-8282

Market Realty, Inc.

cooper@marketrealty.com
burton@marketrealty.com



8.03 ACRES

420 FT

410 FT

400 FT

380 FT

410 FT

420 FT

430 FT

430 FT

cm = control monument
pp = power (utility) pole
OHE = overhead electric line
cd = concrete drive
D.R.W.C. = Deed Records of Washington County, Texas
O.R.W.C. = Official Records of Washington County, Texas

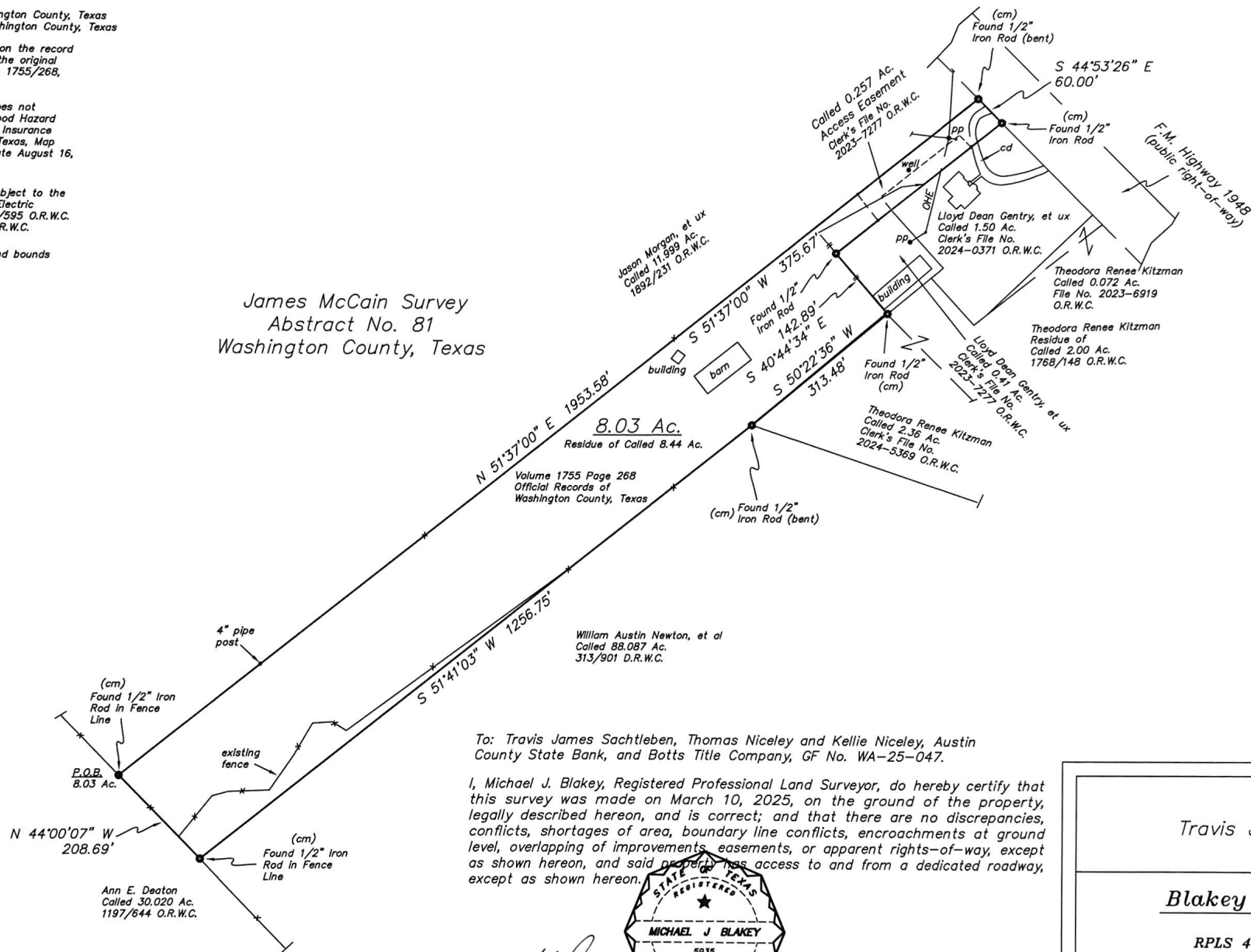
Bearings shown hereon are based on the record bearing for the Northwest line of the original called 8.44 acre tract, recorded in 1755/268, O.R.W.C.

The subject tract shown hereon does not appear to lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0275C, effective date August 16, 2011.

The tract shown hereon may be subject to the easements granted to Bluebonnet Electric Cooperative, Inc., recorded in 1788/595 O.R.W.C. and Instrument No. 2024-3274, O.R.W.C.

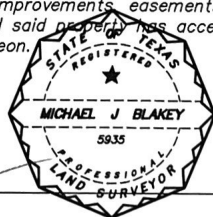
This plat accompanied by metes and bounds description.

James McCain Survey
Abstract No. 81
Washington County, Texas



To: Travis James Sachtleben, Thomas Niceley and Kellie Niceley, Austin County State Bank, and Botts Title Company, GF No. WA-25-047.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on March 10, 2025, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

W.O.#2016-2320 (E)

Travis James Sachtleben

Blakey Surveying, LLC

RPLS 4052 RPLS 5935

TEXAS FIRM REGISTRATION NO. 10085000

4650 Wilhelm Lane
Burton, Texas 77836

(979) 277-8549

Blakey Surveying, LLC

4650 Wilhelm Lane
Burton, TX 77835-5794

Telephone (979) 277-8549

TRAVIS JAMES SACHTLEBEN
8.03 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 8.03 acres, situated in Washington County, Texas, being out of the James McCain Survey, Abstract No. 81, being a portion of a called 8.44 acre tract, said tract being described in that deed from Travis James Sachtleben, Troy Sachtleben, and Bennett Sachtleben to Travis James Sachtleben, dated December 22, 2020, and recorded in Volume 1755, Page 268 of the Official Records of Washington County, Texas, said 8.03 acre tract being more particularly described as follows:

BEGINNING at a found ½ inch iron rod in fence line, lying in the Northeast line of the Ann E. Deaton called 30.020 acre tract (Volume 1197, Page 644, Official Records of Washington County, Texas), marking the South corner of the Jason Morgan, et ux called 11.999 acre tract (Volume 1892, Page 231, Official Records of Washington County, Texas), the West corner of the original called 8.44 acre tract (hereafter referred to as "original tract"), and marking the West corner of the herein described tract;

THENCE along the Southeast line of said Morgan tract, with the Northwest line of the original tract, N 51deg 37min 00sec E (record bearing for the Northwest line of the original tract, this line being the BASIS OF BEARING LINE for this survey), 1953.58 ft., to a found ½ inch iron rod (bent), lying in the Southwest margin of F.M. Highway 1948 (public right-of-way), marking the North corner of the original tract, and marking the North corner of the herein described tract;


THENCE along said highway margin, with a Northeast line of the original tract, S 44deg 53min 26sec E, 60.00 ft., to a found ½ inch iron rod, marking the North corner of the Lloyd Dean Gentry, et ux called 1.50 acre tract (Clerk's File No. 2024-0371, Official Records of Washington County, Texas), marking an East corner of the original tract, and marking an East corner of the herein described tract;

THENCE departing said highway margin, along the Northwest line of the Gentry called 1.50 acre tract, and along the Northwest line of the Lloyd Dean Gentry, et ux called 0.41 acre tract (Clerk's File No. 2023-7277, Official Records of Washington County, Texas), with a Southeast line of the herein described tract, S 51deg 37min 00sec W, 375.67 ft., to a found ½ inch iron rod, marking the West corner of the Gentry called 0.41 acre tract, and marking a re-entrant corner of the herein described tract;

THENCE along the Southwest line of the Gentry called 0.41 acre tract, with a Northeast line of the herein described tract, S 40deg 44min 34sec E, 142.89 ft., to a found ½ inch iron rod, lying in a Southeast line of the original tract, marking the West corner of the Theodora Renee Kitzman called 2.00 acre residue tract (Volume 1768, Page 148, Official Records of Washington County, Texas), marking a North corner of the Theodora Renee Kitzman called 2.36 acre tract (Clerk's File No. 2024-5369, Official Records of Washington County, Texas), marking the South corner of the Gentry called 0.41 acre tract, and marking an East corner of the herein described tract;

THENCE with a Southeast line of the herein described tract, S 50deg 22min 36sec W, 313.48 ft., to a found ½ inch iron rod (bent), marking the North corner of the William Austin Newton, et al called 88.087 acre tract (Volume 313, Page 901, Deed Records of Washington County, Texas), and marking the West corner of the Kitzman called 2.36 acre tract; and, S 51deg 41min 03sec W, 1256.75 ft., to the **PLACE OF BEGINNING** and containing 8.03 acres of land.

March 10, 2025
W.O# 2016-2320 (E)


Michael J. Blakey
Registered Professional Surveyor No. 5935

Plat prepared and made a part of this description.

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT**3395 FM 1948 N
Burton, TX 77835****A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:**

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: drain field ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Behind ☐ Unknown
BARN
- (4) Installer: _____ ☐ Unknown
- (5) Approximate Age: _____ ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

(TXR-1407) 1-7-04

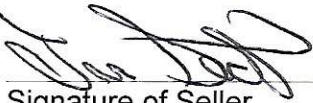
Initialed for Identification by Buyer _____, _____ and Seller TS

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D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.



Signature of Seller

Date

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



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.

Market Realty, Inc	462379	agents@marketrealty.com	(979)836-9600
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cooper Raley	723653	cooper@marketrealty.com	(979)203-8282
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date