

4254 FM 180
LEDBETTER TX 78946

OFFERED AT
\$1,200,000

For SALE



55.6778 ACRES

55+ acres in Lee County with pond, scattered trees, and property has agricultural valuation in place.

Also comes with built in rental income from 2 mobile homes with a 3rd vacant and ready to rent. Homes each have their own septic in place and are on Lee County Water supply and Bluebonnet Electric. Property also includes barn with working pens and is perimeter fenced. Enjoy as a weekend retreat or live full time with easy access to Hwy 290.



Susan S. Kiel, Broker

979-251-4078

Market Realty, Inc.

burtan@marketrealty.com

www.marketrealty.com

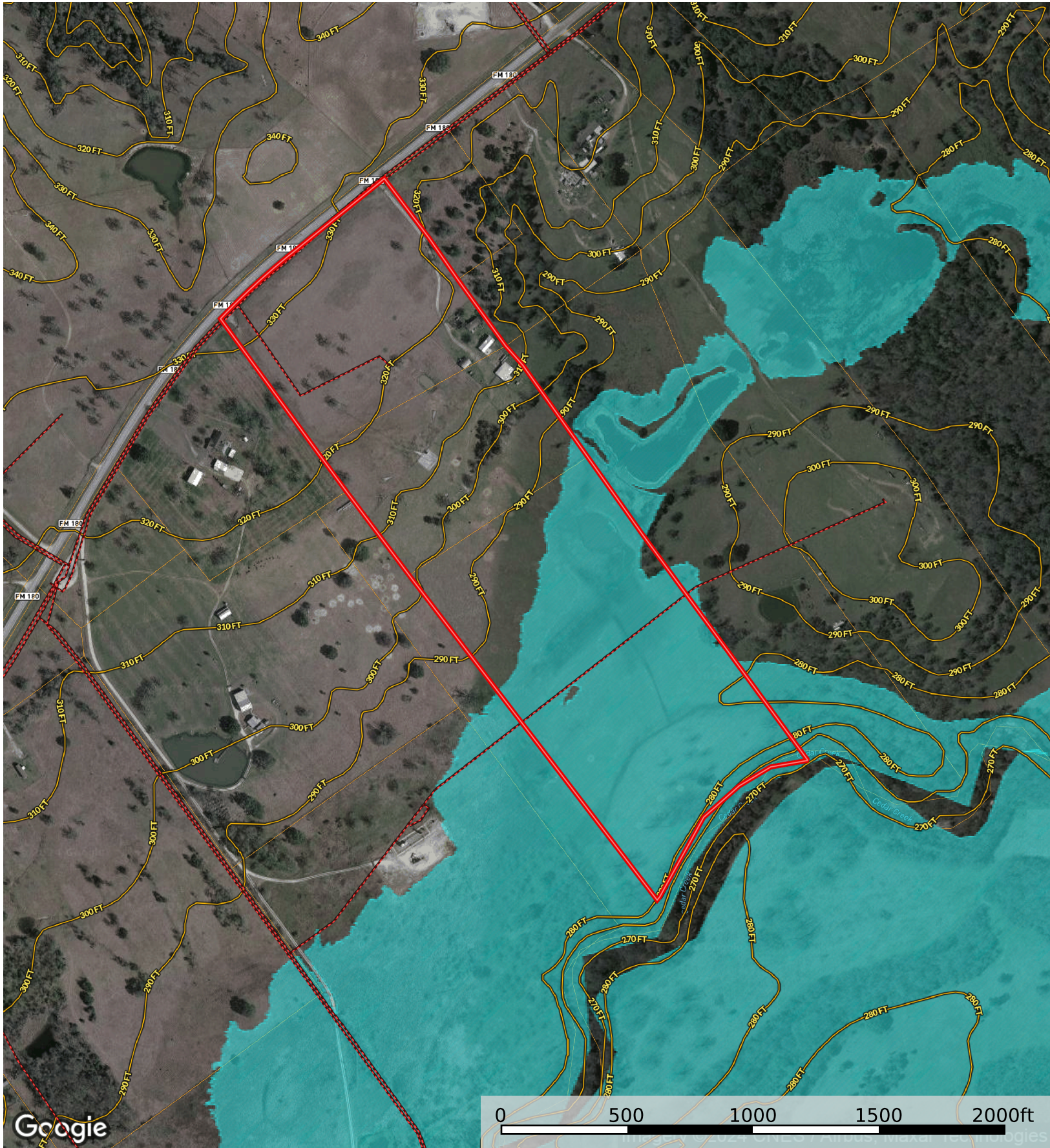


Exhibit A

LEGAL DESCRIPTION 55.6778 ACRES OF LAND LEE COUNTY, TEXAS

55.6778 acres of land, as fenced and occupied, located in the Anderson Estis League, Abstract 98 and the B. M. Hatfield League, Abstract 11, both in Lee County, Texas, said 55.6778 acres further being all of a certain Tract "A" and a portion of a certain Tract "B", as described in Exhibit "B", General Warranty Deed in Partition, Volume 576, Page 5, Real Property Records, Lee County, Texas, each being called to contain 36.6692 acres, said 55.6778 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8 inch iron rod found marking the southerly right-of-way of F.M. Highway 180 (100 feet wide), as recorded in Volume 195, Page 97, Deed Records of Lee County, Texas, and the most northeasterly corner of the herein described tract of land;

THENCE South 37° 39' 15" East, near a meandering barbed wire fence, at a distance of 2757.70 feet passing a 5/8 inch iron rod set for reference, in all a distance of 2797.70 feet to a point for corner in the centerline of Cedar Creek;

THENCE along the centerline of Cedar Creek the following ten courses;

South 55° 56' 47" West, a distance of 70.73 feet to a point for corner;

South 68° 51' 37" West, a distance of 80.41 feet to a point for corner;

South 24° 39' 50" West, a distance of 107.84 feet to a point for corner;

South 48° 39' 08" West, a distance of 66.60 feet to a point for corner;

South 55° 18' 27" West, a distance of 173.93 feet to a point for corner;

South 37° 03' 24" West, a distance of 61.04 feet to a point for corner;

South 11° 38' 01" West, a distance of 104.14 feet to a point for corner;

South 27° 25' 43" West, a distance of 89.01 feet to a point for corner;

South 11° 14' 21" West, a distance of 159.05 feet to a point for corner;

South 83° 28' 48" West, a distance of 28.68 feet to a point for corner;

THENCE North 34° 23' 56" West, leaving the centerline of Cedar Creek, at a distance of 69.24 feet passing a 5/8 inch iron rod set for reference, in all a distance of 3005.58 feet to a 5/8 inch iron rod set for corner, said point further marking the southerly right-of-way of the aforementioned F.M. Highway 180;

RECORDER'S NOTE
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when presented for recordation.

Exhibit A

THENCE along the southerly right-of-way of said F.M. Highway 180, near a meandering barbed wire fence, the following three courses;

Northeasterly along the arc of a curve to the right having an arc distance of 391.60 feet, a radius of 2814.58 feet, a central angle of $07^{\circ} 58' 17''$, a chord bearing of North $48^{\circ} 50' 14''$ East, and a chord distance of 391.54, feet to a concrete monument found for a point of tangency;

North $52^{\circ} 44' 11''$ East, a distance of 451.34 feet to a 5/8 inch iron rod set for an angle point;

North $55^{\circ} 00' 00''$ East, a distance of 27.00 feet to the POINT OF BEGINNING and containing 55.6778 acres (2,425,326 square feet) of land.

Jerry W. Roberts 6/15/83
Jerry W. Roberts, R.P.S.
Texas Registered Public
Surveyor No. 3973

R D & A
5627 F.M. 1960 West, Suite L
Houston, Texas 77069

RECORDER'S NOTE
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12/27/2016 at 09:26 AM
2016-03818
FILED FOR RECORD
SHARON BLASIG
COUNTY CLERK
LEE COUNTY, TX



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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Susan S. Kiel	558624	burton@marketrealty.com	(979)251-4078
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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