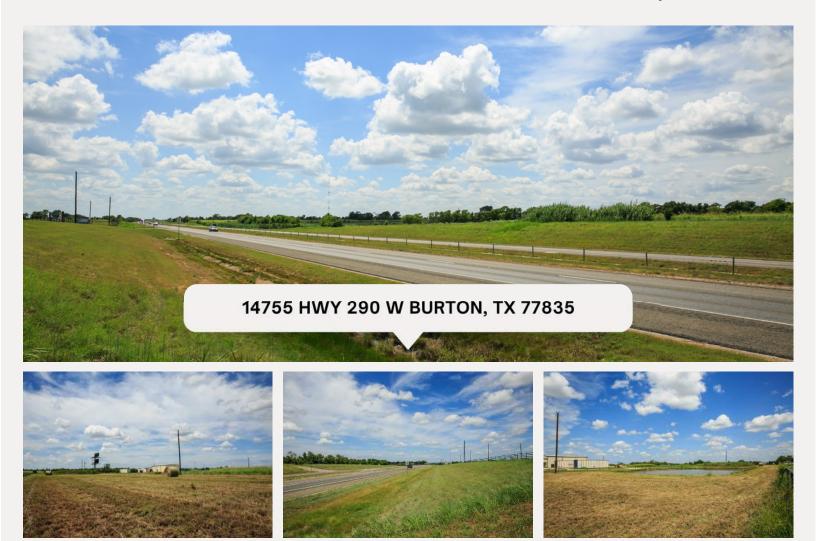
FOR SALE

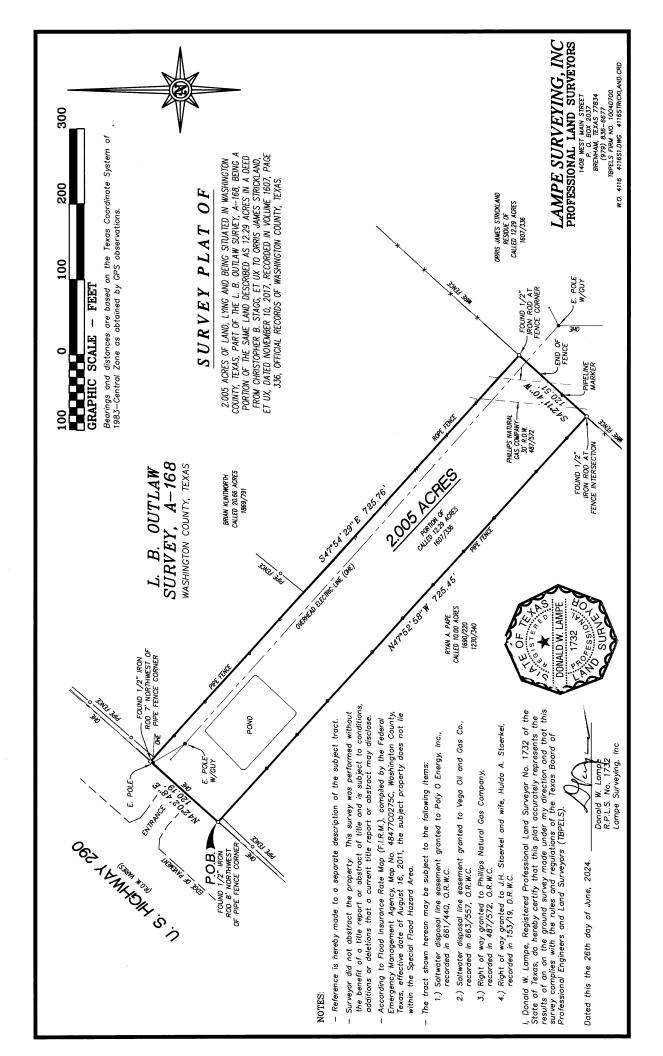
\$275,000



Commercial opportunity on Hwy 290 W in Burton, Texas, halfway between Houston and Austin. Property is 2.005 acres and sits on the eastbound side of Hwy 290 just outside of the city limits of Burton. Tract has electricity crossing it. Approximately 14.8 miles from Brenham and 19.7 miles from Giddings. Per new property survey tract is about 120' wide and about 725' deep. Sits between BDS Towing & Recovery and Papescapes Landscaping Co. Development moving this way from east and the west and this is excellent central location in the middle of both.

Susan S. Kiel, Broker Market Realty, Inc. 979-251-4078 www.marketrealty.com





LAMPE SURVEYING, INC

PROFESSIONAL LAND SURVEYORS TBPELS Firm No. 10040700 P. O. Box 2037 - 1408 West Main Street Brenham, Texas 77834-2037 (979) 836-6677

THE STATE OF TEXAS

SURVEYOR'S DESCRIPTION FOR VLB PARTIAL RELEASE 2.005 ACRES

ORRIS JAMES STRICKLAND, ET UX

COUNTY OF WASHINGTON

All that certain tract or parcel of land, lying and being situated in Washington County, Texas in the L. B. Outlaw Survey, A-168, being a portion of the same land described as 12.29 acres in a deed from Christopher B. Stagg, et ux to Orris James Strickland, et ux, dated November 10, 2017, recorded in Volume 1607, Page 336, Official Records of Washington County, Texas (1607/336, O.R.W.C.,Tx.), this tract for partial release comes out of the 12.29 acre tract from Deed of Trust with the Veterans Land Board of the State of Texas from Orris James Strickland and Viktoriia R. Strickland, Loan Number 3900184122, dated November 10, 2017, recorded in Volume 1607, Page 342, Official Records of Washington County, Texas, and being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron rod found on the southeast margin of U. S. Highway 290 for the west corner hereof and a west corner of said original tract, common with the north corner of a Ryan A. Pape tract called 10.00 acres (1690/220 & 1230/340, O.R.W.C.,Tx), said iron rod being 8 feet northwest of a pipe fence corner;

THENCE along the southeast margin of U. S. Highway 290, North 42 degrees 02 minutes 48 seconds East, 120.19 feet to a 1/2" iron rod found on said highway margin for the north corner hereof, being a north corner of said original tract and the west corner of a Brian Klintworth tract called 20.66 acres (1869/791, O.R.W.C.,Tx.), said iron rod being 7 feet northwest of a pipe fence corner;

THENCE along the northeast line hereof, being a northeast line of said original tract, common with the southwest line of said Klintworth tract, South 47 degrees 54 minutes 29 seconds East, 725.76 feet to a 1/2" iron rod found at a fence corner for the east corner hereof and for an interior corner of said original tract, being the south corner of said Klintworth tract;

THENCE severing said original tract and along the southeast line hereof, South 42 degrees 11 minutes 40 seconds West, 120.51 feet to a 1/2" iron rod found at a fence intersection for the south corner hereof and for an interior corner of said original tract, being the east corner of said Pape tract;

THENCE along the southwest line hereof, common with the northeast line of said Pape tract, North 47 degrees 52 minutes 58 seconds West, 725.45 feet to the PLACE OF BEGINNING and containing 2.005 ACRES of land, more or less.

Reference is hereby made to a separate survey plat of the subject tract.

Bearings and distances are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, do hereby certify that this description accurately represents the results of an on the ground survey made under my direction and that this survey complies with the rules and regulations of the Texas Board of Professional Engineers and Land Surveyors (TBPELS).

Dated this the 26th day of June, 2024.

Donald W. Lampe R.P.L.S. No. 1732 Lampe Surveying, Inc

4116-24 Fieldnotes 2.005 Acres Texas, AC +/-







Boundary

Natural Gas

---- Other

Crude Oil



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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	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov