

DBL REAL ESTATE  
1702 E MAIN ST  
MADISONVILLE, TX 77864

(936) 348-9977 PH/DBLREALESTATE.COM

*Main Home*  
4/4.5/2



*Guest Home*  
3/2/2CPT



6545 FM 2289, NORMANGEE, TEXAS

For more information  
see item # 2187D at  
[dblrealestate.com](http://dblrealestate.com),  
MLS # 1663240 at  
[HAR.com](http://HAR.com) or item #  
1799524 at  
[LandsofTexas.com](http://LandsofTexas.com)



**Gen. Property Description: 104+ AC Fenced/X-Fenced w/ 2 Homes, 3 Outbuildings, 3 Ponds**

**Road Frontage: Farm to Market - Asphalt**

**School District: Normangee ISD**

**Water/Sewer: 3 Water Wells/Aerobic System/Septic System**

**2013 Tax Info: \$1,594.53 with Ag Reduction**

**List Price: \$1,500,000**

**Directions From I-45N @ Madisonville: Exit #142, turn L on Hwy 21, go 2.5 mi to FM 978, turn R & go 4.6 mi to FM 2289, turn R & go 6.5 to property on L, sign posted.**

Buyer's Agents Welcome, but Must Accompany Client from Initial Showing Forward. DBL Real Estate Strives to represent all properties accurately but DBL Real Estate does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us. Though all information presented is believed to be reliable we do not guarantee the reliability of any information given. Buyer should independently verify all information.



**Country  
Homes/Acreage**

County: **Madison**  
Area: [62 - Madison County](#)

Addr: [6545 FM 2289](#)

Sub: **None**

Listing Firm: **DBL Real Estate**

Mkt Area: **Other**  
SqFt: **4925/Appraisal District**

SchDist: [99 - Other](#)

**SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.**

ML #: **1663240** Status: **A** LP: **\$1,500,000**

Tax Acc #: **22225** SP/ACR: **\$0.00** LP/ACR: **\$14354.34**

[Location](#): **304 - Normangee** Sec #: **KM: 999Z**



City: **Normangee** Zip: **77871-**

State: **Texas** Country: **United States**

Also for Lease: **No** Miles:

Legal: **A-120, Lewis Helzley, TR 10, 104.498 AC**

House: **Yes** Year Built: **2014/Seller**

Elem: **Normangee** Middle: **Normangee** High: **Normangee**

**General, Property, Utilities and Additional Information**

Style: # Stories: New Construction: **No** # Bedrooms: **/4**

Main Dwell Extr: **Stone, Stucco** Main Dwell Type: **Free Standing** Apprx Comp: # FB/HB: **4/1**

Acreage: **50 or more Acres** Acres: **104.498** Lot Dim: Garage: **2/Attached Garage**  
Road Surface: **Asphalt** Trees: **Clusters** Carport: **/**  
Road Front: **Farm to Market** Access: Gar/Car

Topography: **Level, Rolling** Waterfront Features: Mineral Rights:

Land Use: **Cattle Ranch, Horses Allowed, Unrestricted** Show: **Accompany, Appointment Required**

Improve: Energy: **Ceiling Fans, Digital Program Thermostat, Energy Star Appliances, High-Efficiency HVAC, Insulated/Low-E windows, Tankless/On-Demand H2O Heater**

Green/Energy Certifications:

Access/Lockbox:

Lot Desc:

Dir: **From I-45 @ Madisonville: Exit #142, turn L on Hwy 21, go 2.5 mi to FM 978, turn R & go 4.6 mi to FM 2289, turn R & go 6.5 mi to property on L, sign posted.**

Physical Property Description - Public: **2014 Custom built main home, 4925 SF, 4 bedrooms & 4.5 baths: Antique Heart of Pine, Travertine & chiseled Marble flooring w/ Versailles pattern. 3/2/2CPT Brick Guest home remodeled w/ 1534 SF. Land is gently rolling with majestic Oak trees scattered here & there lending to a manicured look for the entire acreage. Land has tea garden, 3 outbuildings, 3 water wells, 3 ponds, fenced & X-fenced w/ ATV trails. Offered at \$1,500,000**

Living: **20X25** Dining: **15X16** 1st Bed: **16X20** 4th Bed: **12X14** Extra Rm: **20X20**  
Den: Kitchen: **15X16** 2nd Bed: **13X17** 5th Bed: Study/Library: **13X15**

GameRm: **12X20** Breakfast: 3rd Bed: **14X18** Sep Ice Mkr: **No** Cmpctr: **No**

Micro: **Yes** Dishwshr: **Yes** Dispsl: **Yes** Prvt Pool: **No/** Area Pool: **No**

Oven: **Electric Oven** Range: **Electric Range** Fireplace: **2/Gaslog Fireplace, Wood Burning Fireplace** Frnt Door Faces:

Util Rm: **Utility Rm in House** Connect: **Electric Dryer Connections, Gas Dryer Connections, Washer Connections** Foundation: **Slab**

Bedrooms: **Master Bed - 1st Floor** Mstr Bath: **Double Sinks, Master Bath + Separate Shower** Heat: **Central Gas**

Rooms: **1 Living Area, Breakfast Room, Formal Dining, Gameroom Up, Study/Library** Cool: **Central Electric**

Interior: **Fire/Smoke Alarm, High Ceiling, Island Kitchen** Flooring: Countertops: **Granite** Water/Swr: **Aerobic, Septic Tank, Well**

Spcl Cond: **No Special Conditions** Defects: **No Known Defects** Util Dist:

Disclosures: **Sellers Disclosure**

Occupant: **Owner**

Exclusions:

Maint Fee: **No/\$**

Taxes w/o Exemptions/Yr: **\$ /**

Tax Rate:

Financing Available: **Cash Sale, Conventional**

6545 FM 2289

MLS#: 1663240

List Price: \$1,500,000



The Country Estate - Perfect for full-time living or Executive/CEO 2nd Home



Attention to detail will delight even the toughest critics



Beautiful view of the Antique Heart of Pine flooring



Breakfast Room



Kitchen



Living room



Formal Dining



Entrance to the study



Study interior



Bar



Master BR - notice the reclaimed & imported doors from Europe



Master bath & separate shower



Master bath with view of the vanity



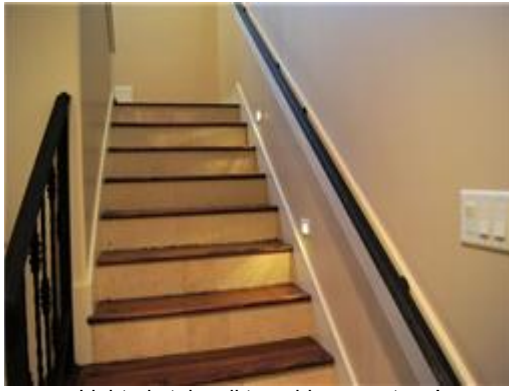
Master bath with view of 2nd sink



1 of 2 Master closets includes built-in shelves, dresser & washer/dryer for mst br use



Downstairs guest bedroom w/ coffee bar & en suite bathroom



Lighted stairwell to guide your steps!



3rd Bedroom w/ en suite bathroom - Upstairs



Gameroom upstairs



4th Bedroom w/ en suite bathroom - upstairs



Take a stroll in this custom-designed tea garden



This could be your legacy to future generations!



3/2/2CPT Remodeled Brick Guest Home, 1534 SF



Outbuilding



Outbuilding w/ attached pen



Manicured acreage



Improved pastures



Deer Alley!



1 of 3 ponds





*Data Not Verified/Guaranteed by MLS  
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: [Don Hatcher](#)

# Untitled Map

Write a description for your map.

## Legend

-  6545 Farm to Market 2289, Normangee, TX 77871, USA
-  Polygon Measure

6545 Farm to Market 2289, Normangee, TX 77871, USA

315

2289

Whipporwill Ln

Willis Ln





# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you**, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 , 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

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Don & Beverly Hatcher

Untitled

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