



2.5 ac in Burton, TX



- Great homesites
- Gorgeous live oaks
- Friendly community
- Halfway between Houston and Austin



Colorado St. Burton, TX

\$69,000

Rare opportunity to purchase 2.5 +/- acres in historical Burton, Texas, home of the Texas Cotton Gin Museum, antique shows and Texas Ranger Day! Property has gorgeous live oaks, beautiful rock bottom Mayfield Creek property.

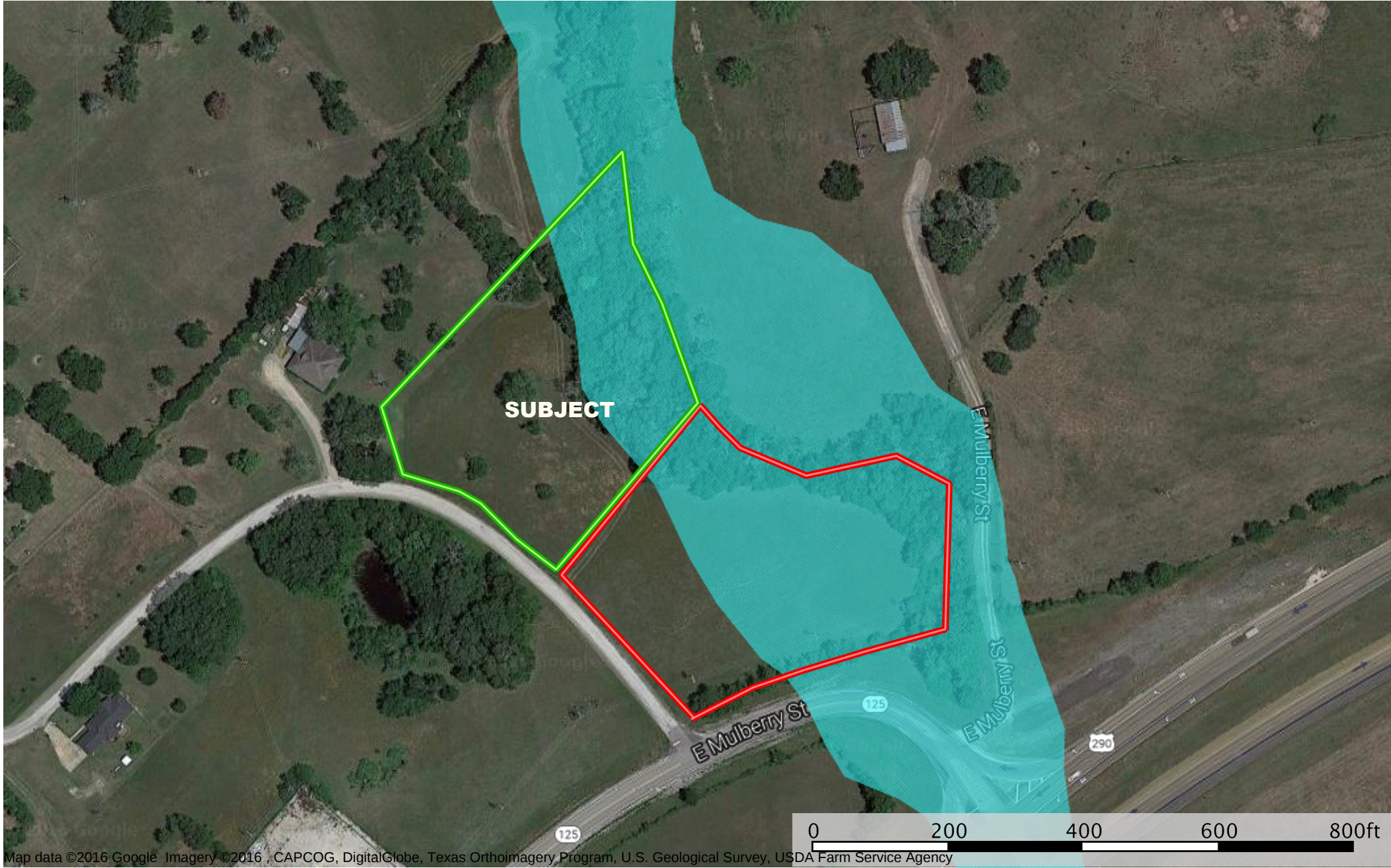
Great homesites, small town and friendly community.
Septic systems required. For more information call listing broker

Roger Chambers at 979-830-7708 or Susan Kiel at 979-251-4078.

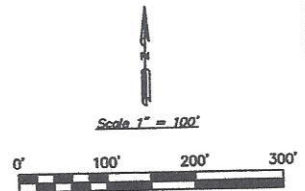
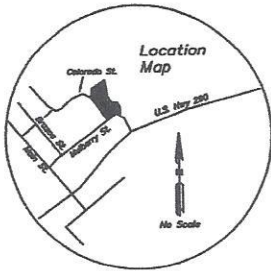
Market Realty, Inc
2201 Becker Dr.
Brenham, TX 77833
Office: 979-836-9600
www.marketrealty.com
appraisals@marketrealty.com



The information contained herein, while obtained from sources deemed reliable, is not warranted by MARKET REALTY, INC.



 Boundary  Boundary



Property Owner: Brian T. Shibley
P.O. Box 237
Burton, TX 77833
Plot Prepared by: Blakey Land Surveying
4000 Wilshire Lane
Burton, TX 77833

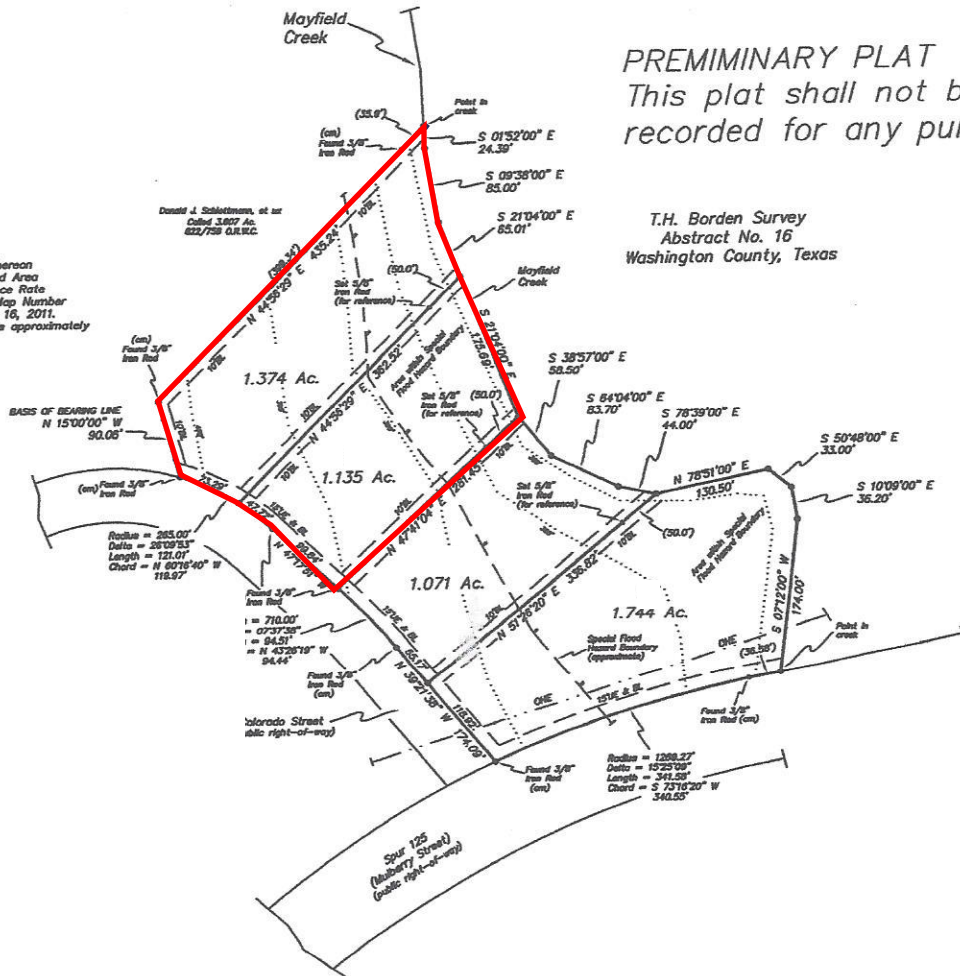
cm = control monument
OHE = overhead electric line
RL = building setback line
UE = utility easement

PRELIMINARY PLAT
This plat shall not be
recorded for any purpose.

T.H. Borden Survey
Abstract No. 16
Washington County, Texas

Flood Hazard Statement

A portion of the tracts/lots shown hereon do lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 49477C0275C, effective date August 16, 2011. The Special Flood Hazard Boundary is approximately shown hereon per said map.



Note:
All corners shown hereon are marked with Set 5/8" Iron Rods (with plastic cap stamped "RPLS 5935") unless otherwise noted hereon.
Contours are approximately shown hereon based on U.S.G.S. datum.
Bearings shown hereon are based on the record bearing for a West line of the original called 5.376 acre tract, recorded in 1474/0327 O.R.W.C.

Blakey Land Surveying

RPLS 4052  RPLS 5935

4000 Wilshire Lane
Burton, Texas 77806

(979) 888-0000

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- **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.

- 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.

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 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.

- 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.

<u>Market Realty, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>462379</u> License No.	<u>agents@marketrealty.com</u> Email	<u>979-836-9600</u> Phone
<u>Roger D. Chambers</u> Designated Broker of Firm	<u>355843</u> License No.	<u>appraisals@marketrealty.com</u> Email	<u>979-830-7708</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Date _____