

1394 VZ CR 4810 • CHANDLER, TX • 75495

82.22 Acres

Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES-Real Estate Services. Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.

**Corey R. Homer**  
(469)667-6587  
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McKissick & Associates

www.resmckinney.com

972-562-9090

- **Price: \$1,233,300.00 \$15,000.00 Per Acre**
- **Property Description: RES-Real Estate Services is proud to present this 82.22 acre tract less than 3.5 miles away from Edom, TX in Southeastern Van Zandt County. Property is within: 15 miles of Tyler, 8.5 miles from Tyler Pounds Airport, 1.5 Miles South of SH 64, and 8 miles from Loop 49. Property has approximately 2,015 feet of County Road frontage. No City Limits. Van ISD. Edom Water Supply Corp water line along East side of CR 4810. Pines, Hardwoods, and trails throughout. Water features include a natural spring, water well, an approximately 3.5 acre lake, and a water and electric meter on site.**
- **Location: Approximately 3.5 miles East/Northeast of Edom, TX Texas 1394 VZ County Road 4810, Chandler, TX 75495**
- **Size: 82.22 Acres**



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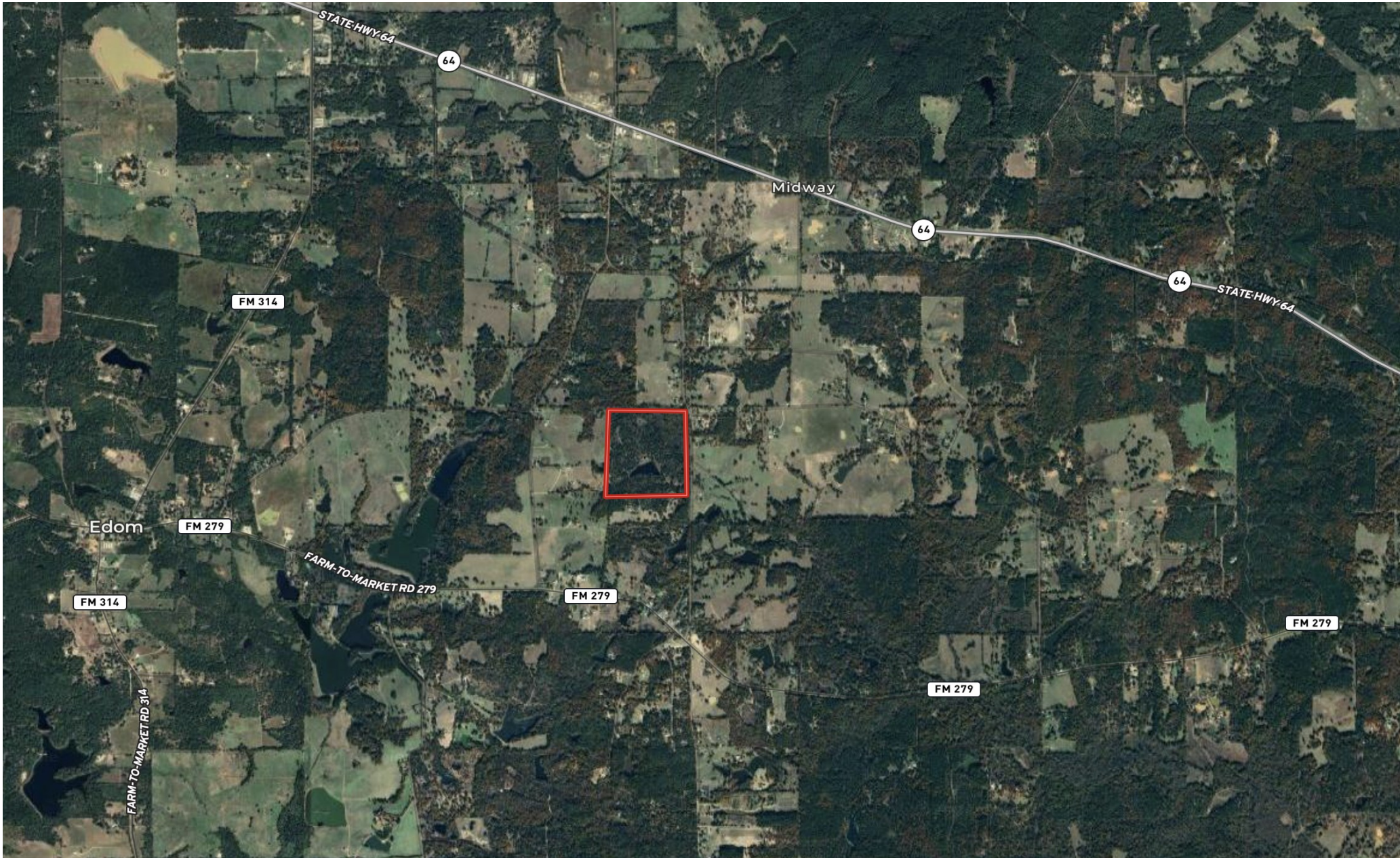
Property Information



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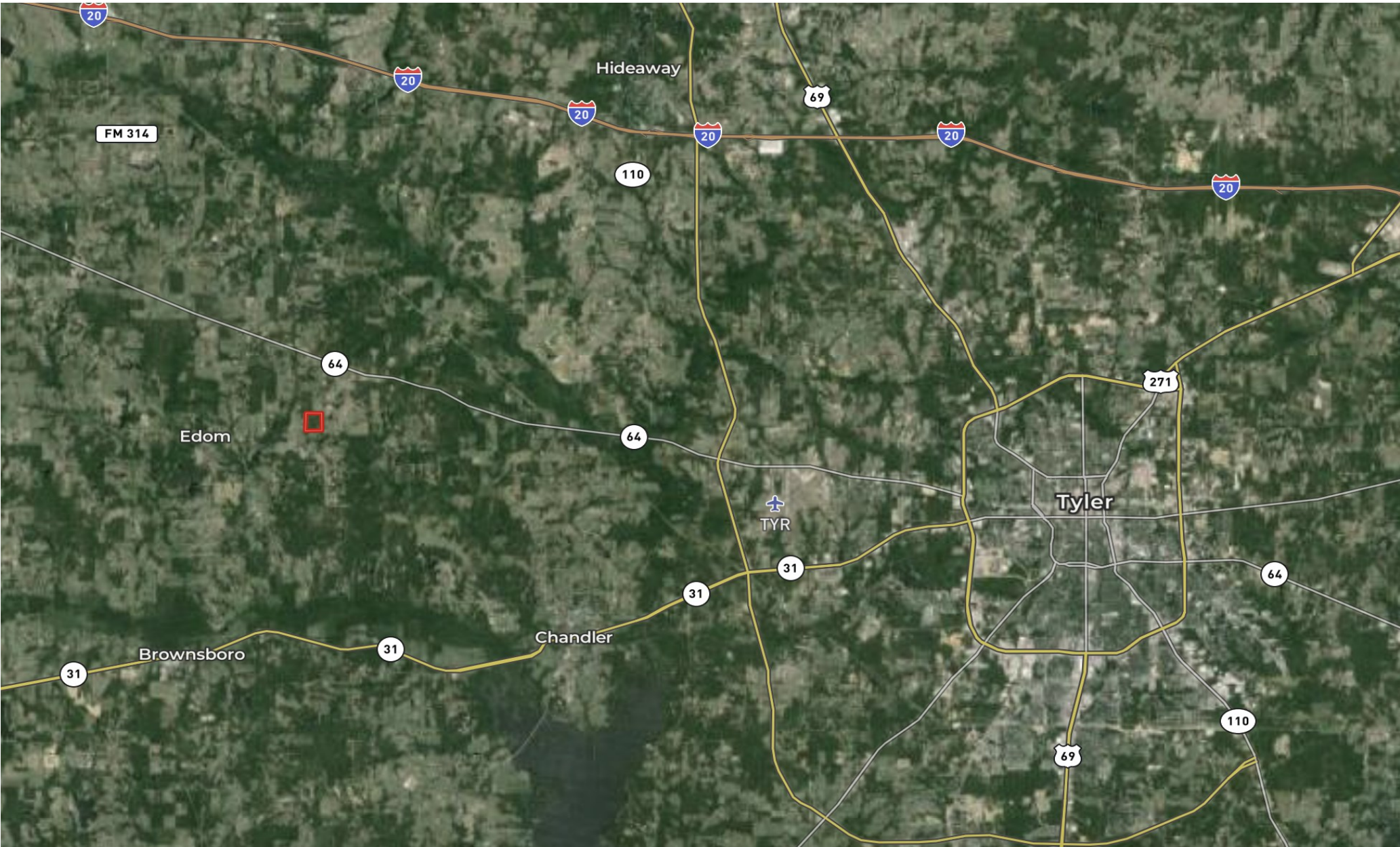
Property Photos



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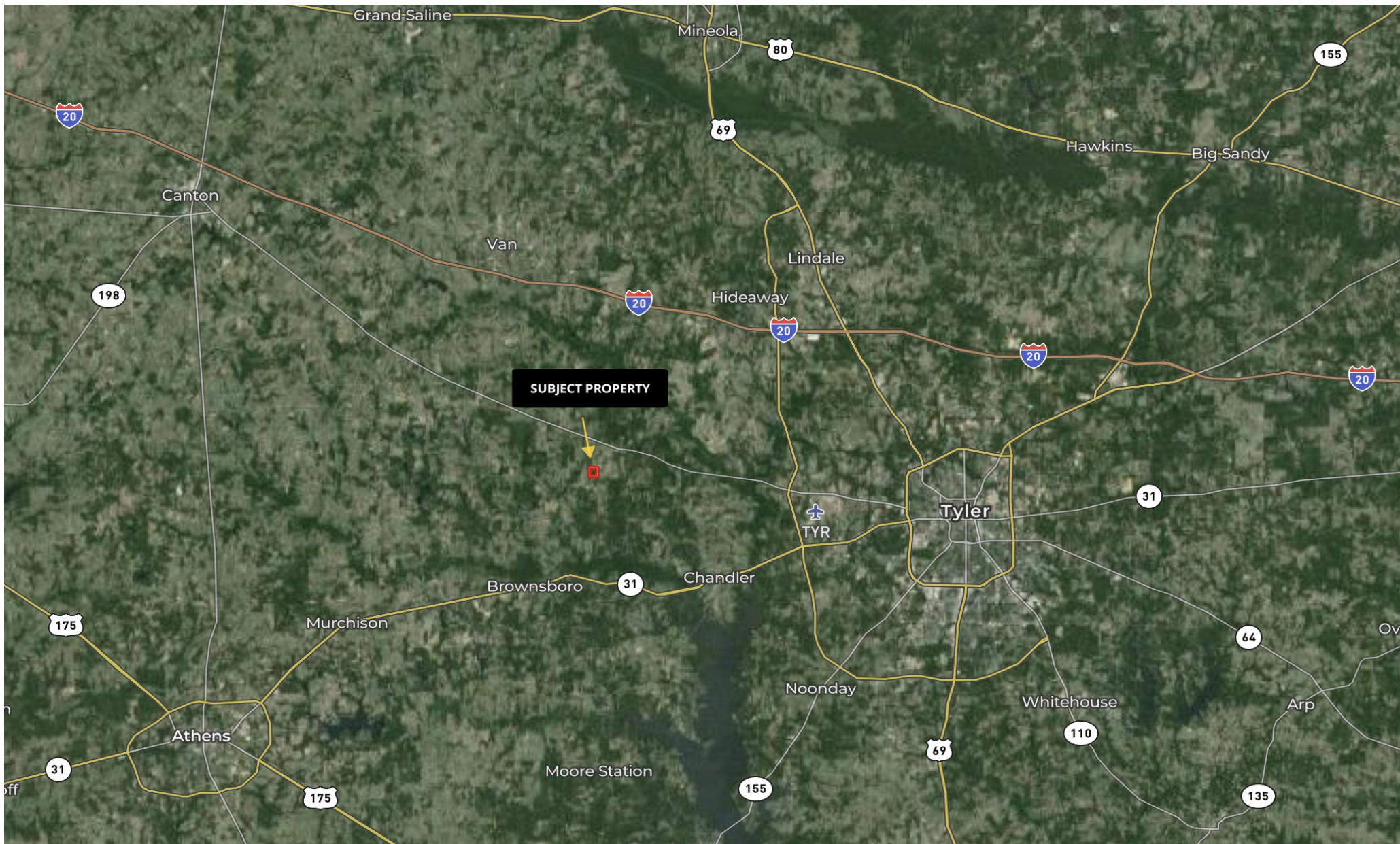
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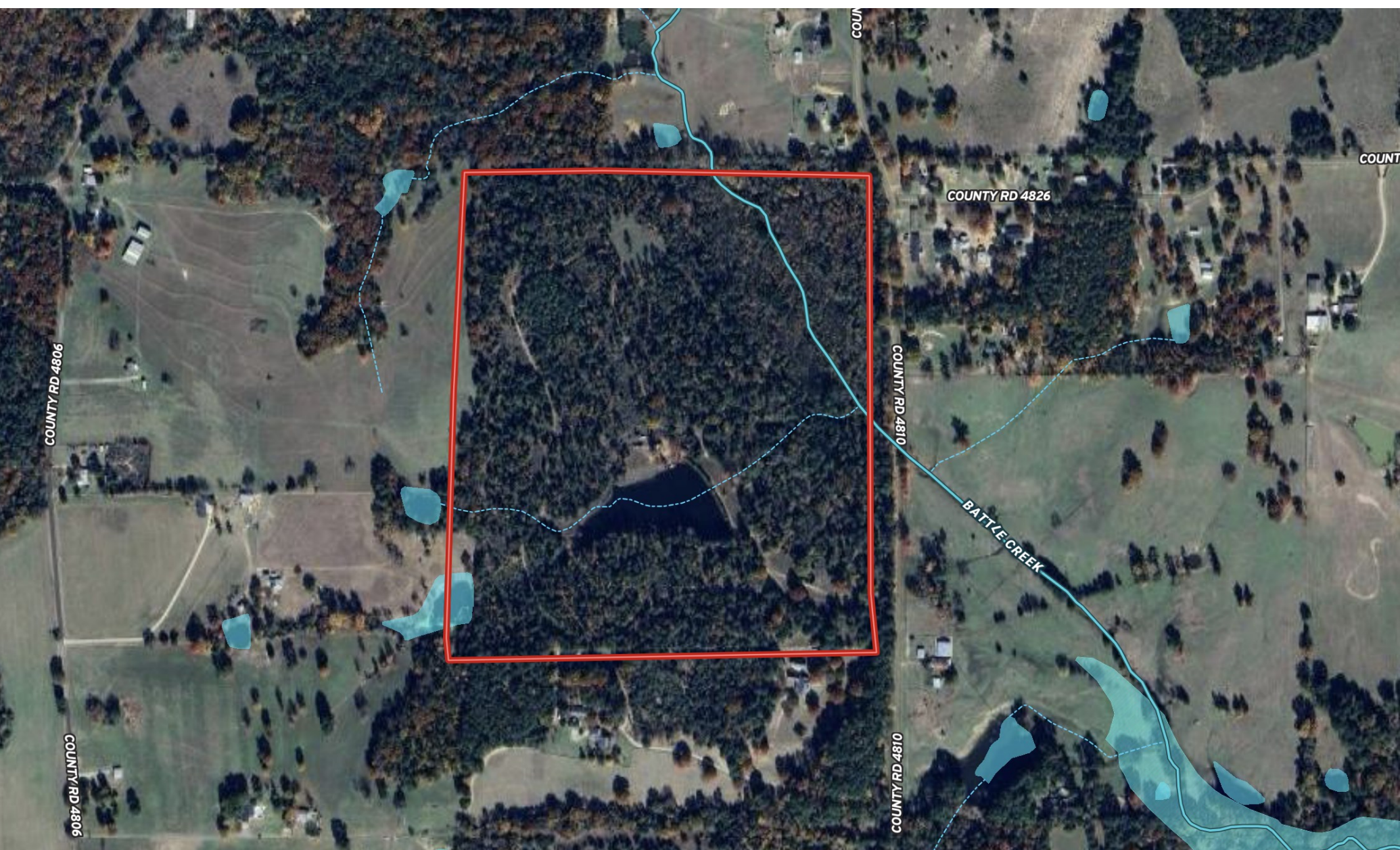


CHANDLER, TX



75495

# GREATER TYLER AREA



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# Flood Map



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# Topography Map



# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders 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.

<b>RES=Real Estate Services</b>	<b>9003405</b>	<b>CMCKISSICK@RESMCKINNEY.COM</b>	<b>(972)562-9090</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Charles McKissick</b>		<b>cmckissick@resmckinney.com</b>	<b>(214)533-5146</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Corey Homer</b>	<b>0777944</b>	<b>CHOMER@RESMCKINNEY.COM</b>	<b>(469)667-6587</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

## Regulated by the Texas Real Estate Commission

TXR-2501  
 RES Real Estate Services, 1833 Hunt St #102 McKinney, TX 75069  
 Corey Homer

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Phone: (972)562-9090 Fax:  
[www.wolff.com](http://www.wolff.com)

IABS 1-0 Date  
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**McKissick & Associates**

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