

For Sale on Market

\$74,625

Call (903) 626-6677 Today!

COUNTRY HOMES/ACREAGE

CONVENIENTLY LOCATED NEAR LAKE LIMESTONE PARK #5: 4.24 +/- acre tract with a pond, community water available, electric available. Make it what you want—commercial development or homesite—You decide!

GENERAL DESCRIPTION

Subdivision: none

Property Type: Country Homes/Acreage

Lotsize: 204,296 / Other

Market Area: Buffalo Area

MLS# / Area: 94614588 / 63

Get in touch

Brenda Thomas

(903) 626-6677

Red Barn Realty

(903) 626-6677

TBD Fm 1146, Marquez, TX 77865

Visit <https://www.har.com/94614588> for more information

Approx. 4.24 Acres

1146

300 ft



RED BARN REALTY
P. O. BOX 355
JEWETT, TX 75846
(903) 626-6677

PROPERTY DATA SHEET

ACREAGE: 4.24 ac +/- acres Lot _____

PRICE: \$74,625 Terms Cash or new loan

MINERALS: Seller agrees to convey _____ % of the oil & gas minerals.
 Seller agrees to convey _____ % of the other minerals.

((\$17,395/ ac))

Reserved by all of record
 prior owners all of record

Subject property () is () is not presently under an oil and gas lease.
 Subject property () is () is not presently under a coal and lignite lease.

ACCESS: Subject property has ingress & egress via:
 Public road, FM 1146
 Deed easement _____ wide _____
 Subject property is land locked, no deeded easement.
 A. Title policy issued by _____
 B. The Trustee on any Seller
 Financed Note shall be _____

SURVEY: () A. No survey is required
 () B. Seller shall furnish to Buyer Seller's existing survey of the property dated _____, 19____.
 () C. A survey of the property dated subsequent to the effective date of a contract which shall be furnished within _____ days from the effective date of contract showing the boundaries and visible conditions along the boundaries, perimeter fences, easements, right of way, roadways and computation of area, which shall be furnished and at the expense of () Seller () Buyer by a mutually acceptable Public Surveyor licensed by the State of Texas.
 () D. Surveyor

WATER: CRWSC
 Seller agrees to convey ownership to the water meter with all fees paid. Proration of the water bill shall be made on the basis of the bill of the previous month.
 All transfer fees will be paid by the buyer.

LAND TYPE:
 Pasture _____ % +/-
 Wooded _____ % +/-
 Creeks _____ Lakes POND
 Soil _____

IMPROVEMENTS: Land presently Residential () Ranching
 used for: () Crop Farming () Recreation/Hunting
 () Home () Mobile Home
 () Home () Double Wide Mobile Home

Approx. heated/cooled sq. ft. _____, outside dimensions _____
 Total Rooms _____ Living Room Size _____ Total Baths _____
 Total Bedrooms _____ #1 Size _____ #2 Size _____ #3 Size _____

- | | | |
|--------------------------------------|---------------------------------------|--------------------------------------|
| <input type="checkbox"/> Air Cond. | <input type="checkbox"/> Dining | <input type="checkbox"/> Brick |
| <input type="checkbox"/> Heat | <input type="checkbox"/> Breakfast | <input type="checkbox"/> Frame |
| <input type="checkbox"/> Water | <input type="checkbox"/> Living Room | <input type="checkbox"/> Slab |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Kitchen | <input type="checkbox"/> Pier & Beam |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Bams |
| <input type="checkbox"/> City Gas | <input type="checkbox"/> Garage | <input type="checkbox"/> Sheds |
| <input type="checkbox"/> Propane | <input type="checkbox"/> Carport | <input type="checkbox"/> Corrals |
| <input type="checkbox"/> Sewer | <input type="checkbox"/> Utility Room | <input type="checkbox"/> Other |
| <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Other | <input type="checkbox"/> Other |

SCHOOL DISTRICT: Leon ISD

TAXES: 2020
 County \$ 140.55, School \$ 291.51, TOTAL City \$ 432.06

Note: All information furnished concerning this property has been obtained from sources deemed reliable, and is believed to be correct, but no responsibility is assumed therefore; and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.

all that certain

tract or parcel of land, subject to the reservation hereinafter mentioned, being
4.69 acres, a part of the T. J. McColom Survey, Abstract 576, Leon County, Texas,
and further described as follows:

All that certain tract or parcel of land situated in the County of Leon, State of Texas about 17.5 miles N. 75 W. from Centerville and being a part of a 16.5 acre tract conveyed by R. L. Ellis to Homer McCoslin by Deed dated January A.D. 1952 and shown of record in Vol. 198 page 214 of the record of Deeds, Leon County, Texas, the same being a part of tract No. 4 in the partition of the T. J. Ellis Estate in the T. J. McColom Survey A-576 a map of which is shown of record in Vol. 5, page 184-B of the Surveyors Records of Leon County.

BEGINNING at a stone planted in the N.E. line of the said T. J. McColom survey A-576, the same being S. 30.10' E. 284 Ft. from the N.W. corner of another T. J. McColom survey A-564 and the same being the S.E. corner

of tract No. 5 of the Ellis division from which: a 16" P. O. Brs. S 70 E 25 Ft. a 20" P.O. Brs. S. 16 W. 43 Ft.

THENCE S. 31.10' E. 696 Ft. with the common line between the two McColom surveys to an iron stake (part of wagon tire) in same planted for the East or S. E. corner of tract No. 4; from which a 30" P. O. (now dead) Brs. S. 87 W 12 Ft. a 24" P. O. Brs. N. 76 W. 13 Ft. This point is also the North corner of the Dock Ellis 4 acre tract.

THENCE S. 59 W. 305 Ft. with the S. E. line of tract No. 4 at 228 ft. pass under R. E. A. electric power line C-N. 30.51' W. at 305 Ft. plant stake near the center line of the Marquez to Bear Grass county lateral road for the West corner of the Dock Ellis 4 acre tract, from which an 8" B. J. Brs. S. 46 W. 29 Ft.

THENCE N. 30.32' W. 465 Ft. near and with the center line of the said Marquez to Bear Grass county road to an iron stake near the center line of same.

THENCE N. 11.42' W. 245 Ft. to a point in the Center line of said road on the N. W. line of tract No. 4 the same being the S. E. line of tract No. 5, from which a 13" charred oak post Brs. S. 60 W. 29 Ft.

THENCE N. 59 E. 230 Ft. with the common line of tract No. 4 and 5 to the PLACE OF BEGINNING

SAVE $\frac{1}{2}$ EXCEPT

.445 Conveyed to
State of Texas in Document # 124150

Legal description to be verified by Title Company