

For Sale on Market

**\$310,000**

Call (903) 626-6677 Today!

## COUNTRY HOMES/ACREAGE

Hunter's Dream Acreage: What attracts wildlife? Woods and Water-Well this tract has them both. Mostly wooded, lots of hardwoods with ATV trails carved throughout, The North Fork Lower Keechi Creek flows through property, PLUS a new 1/3 acre pond has been built! Utilities are on site: Water (Flo Community Water Company) and Electric (Houston County Electric Coop) The property is partially Fenced with Road frontage along CR 364 and CR 317. Conveniently located Just minutes off of I-45, a weekend of recreation/hunting activities awaits you! (Note: Travel Trailer, deer stands and feeders available for additional consideration.)

### GENERAL DESCRIPTION

**Subdivision:** na

**Property Type:** Country Homes/Acreage

**Lotsize:** 1,190,490 / Survey

**Market Area:** Buffalo Area

**MLS# / Area:** 28467040 / 63

Get in touch  
**Brenda Thomas**

(903) 626-6677

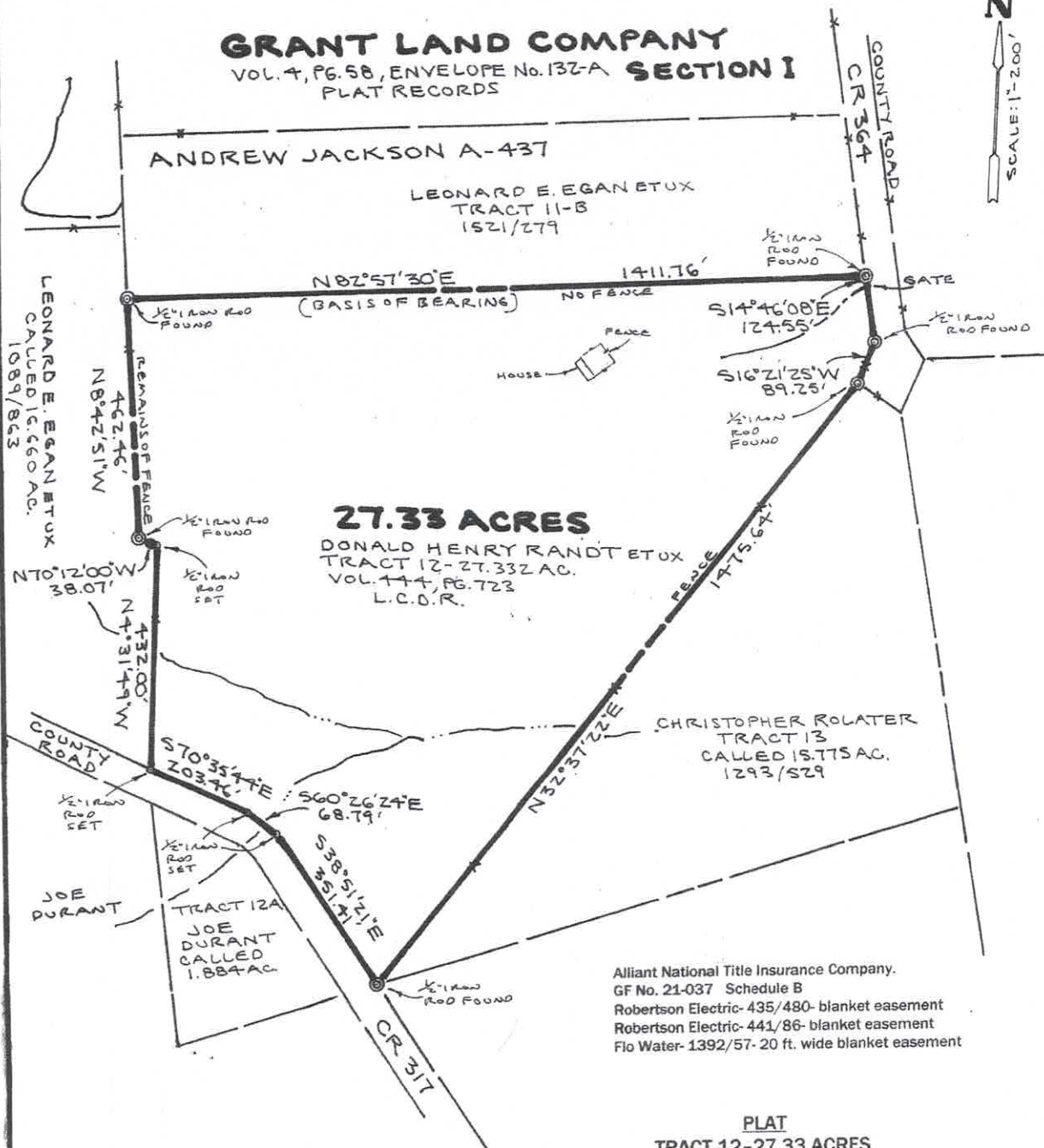
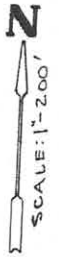
**Red Barn Realty**

(903) 626-6677

5208 CR 364, Buffalo, TX 75831

Visit <https://www.har.com/28467040> for more information

**GRANT LAND COMPANY**  
 VOL. 4, PG. 58, ENVELOPE No. 132-A **SECTION I**  
 PLAT RECORDS



**27.33 ACRES**

DONALD HENRY RANDT ET UX  
 TRACT 12-27.33 AC.  
 VOL. 144, PG. 723  
 L.C.D.R.

Alliant National Title Insurance Company.  
 GF No. 21-037 Schedule B  
 Robertson Electric- 435/480- blanket easement  
 Robertson Electric- 441/86- blanket easement  
 Flo Water- 1392/57- 20 ft. wide blanket easement

**PLAT**  
**TRACT 12-27.33 ACRES**  
**GRANT LAND COMPANY - SECTION I**  
**ANDREW JACKSON SURVEY A-437**  
**JEWETT AREA**  
**LEON COUNTY, TEXAS**

BEING all of that called 27.332 acres Tract 12 described in the deed recorded in Vol. 444, Pg. 723, Deed Records of Leon County, Texas (L.C.D.R.) and the official plat of said Grant Land Company recorded in Vol. 4, Pg. 58, Envelope No., 122-A, Plat Records of Leon County, Texas  
 Owner: Donald Henry Randt et ux Heirs  
 Property Address: 5208 CR 364

The plat hereon correctly represents that actual survey made on the ground under my supervision. Dated March 10, 2021



*Mark Haney*  
 Mark D. Haney, R.P.L.S. No. 5841  
 HANEY SURVEYING SERVICES  
 254 LCR 823 GROESBECK, TEXAS  
 OFFICE NO. 254/729-5233  
 Email- markhaney58@yahoo.com

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

**PROPERTY DATA SHEET**

**ACREAGE:**

27.33 +/- acres Lot Tract 12 Grant Land Co 1

**PRICE:**  
**MINERALS:**

\$310,000 (\$11,342/ac) Terms Cash or new loan  
 Seller agrees to convey NONE % of the oil & gas minerals.  
 Seller agrees to convey NONE % of the other minerals. (Reserved by other owners)

Reserved by All of record  
 prior owners \_\_\_\_\_

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, Frontage on CR 364 and CR 317  
 ( ) 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 3/10, 19 2021  
 ( ) 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.

**WATER:**  
Fio Water

**LAND TYPE:**

( ) D. Surveyor  
 ( ) 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.  
 ( ) Pasture \_\_\_\_\_ % +/-  
 Wooded \_\_\_\_\_ % +/-  
 Creeks North Fork Lower Keechi Creek Lakes Pond 1/2 acre +/-  
 ( ) Soil \_\_\_\_\_ 18' deep when full

**IMPROVEMENTS:**

Land presently used for: ( ) Residential ( ) Ranching  
 ( ) 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 \_\_\_\_\_

(Lies in 100yr flood plain)

( ) Air Cond. ( ) Dining ( ) Brick  
 ( ) Heat ( ) Breakfast ( ) Frame  
 Water ( ) Living Room ( ) Slab  
 Electricity ( ) Kitchen ( ) Pier & Beam  
 ( ) Telephone ( ) Fireplace ( ) Barns  
 ( ) City Gas ( ) Garage ( ) Sheds  
 ( ) Propane ( ) Carport ( ) Corals  
 Sewer ( ) Utility Room ( ) Other  
 Septic Tank ( ) Other

Negotiable:  
RV  
Deer Stands / Feeders

**SCHOOL DISTRICT:**

**TAXES:** 2021

**Note:**

Centerville ISD  
 County \$ \_\_\_\_\_, School \$ \_\_\_\_\_, City \$ 2166.17

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.