



Property Address: 110 FCR 865, Teague, Texas 75860

Sales Price: \$799,900

- 4 bed / 3.1 bath / 3332 sqft / Built in 1976
- 3 A/C units (2 on west side installed in 2020 & 2021, 1 original) - electric
- Water heaters (gas): living room - 2020, Mother-in-law suite - 2022
- Personal property to be conveyed:
 - Oven & dishwasher (2018)
 - Refrigerator (2022)
 - 6600 Ford Tractor & implements (1978 model)
 - 1 Gun Safe
- City water
- Roof - 15 yrs old
- Foundation repair: (2004)
- Wood yard fence (2020)
- Terminix treats twice annually

Utilities Information

Electric (Navarro County Electric Coop) - \$160.00/month

Gas (Atmos Energy) - \$65.00/year City Water - \$41.00

HughesNet - \$80.00/month 2022 Property Taxes: \$2,649.06

Other Improvements

- \$4,000 wireless alarm system
- Workshop
 - 60' x 40'
 - 2 bays with electric rollup doors
- Barn
 - 70' x 50'
 - Electricity, slab, and workbench

