

HAR/MLS Listing 36007083

**Listing consists of 3240 & 3242 Brownie Campbell.
Will not divide and must be sold together as a whole.**

Property consists of 5 separate tracts owned by multiple parties.
To simplify, seller's names for all documents will be Evelyn Bird and
Kimberly Ditta.

3240 Brownie Campbell

Tr 1: Tax ID 076-177-006-0001 (currently has Homestead Exemption)
Tr 1A: Tax ID 076-177-006-0017

3242 Brownie Campbell

Tr 1B & 2A: Tax ID 076-177-006-0018
Tr 2: Tax ID 076-177-006-0011
Tr 2B: Tax ID 076-177-006-0019

If buyer is considering purchasing for commercial use, the houses have potential for
updating/remodeling to use as office space.

The water well on the property is located behind the house on 3240 Brownie Campbell in
the pump house shed. This water well feeds the house at 3242 Brownie Campbell also.
Each house has its own conventional septic system.
Currently there are no utilities ran to the back acreage.
There is an easement between the houses that provide access to the back acreage.

Both houses 3240 & 3242 Brownie Campbell are occupied by tenants on a month-to-
month basis until the property is sold.

Title is currently opened at Alamo Title. We obtained a preliminary Title Commitment to
work through vesting details amongst the heirs to the property. We hired a Real Estate
attorney to draft an agreement between the parties to mitigate any closing issues.

Please contact me with any questions or concerns.