

Agent Report



Addr: TRACT 1 Cr 321
Status: New
Area: 2900
Int.St./Dir: HWY 16 South turn right(west) on FM 1332 / La Parita Rd, go aprx 3 miles and turn right(north) on CR 321. Property on right at fence line.
Subdivision: NOT IN DEFINED SUBDIVISION (Common) / NA(Legal)
City: Jourdanton
County: Atascosa
Legal: 10.01 Acres CR 321
Lot Size: 10.01
Sch: Jourdanton
Elem: Call District
Middle: Call District
High: Call District
Class: LA
Grid:
Zip: 78026
CAN#: 7465493735395725
Block: 0
Lot Dimensions:
Currently Leased:
Lease Expiration:
MLS #: 1182977
List Price: \$59,900
Type: LTACR
AdSf: 436035
Lot: 0
Sale/Rent: For Sale
Mo Lease:

Lot Description

Front Feet: 375
Depth Feet: 1125
Total Acres: 10.01
Price/Acre: \$5,984
Well Depth:

Utility Suppliers

Gas: Propane need
Electric: Karnes Elect
Garbage: Private
Water: Well Needed
Sewer: Septic Neede
Other:

Assessments

HOA Name:
HOA Fee:
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: None/N
Frequency:
Frequency2:
Frequency3:
Assoc Trans Fee:
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$45
City: \$0
School: \$275
Other: \$49
Total: \$369

Taxed by Mltpl Counties: No

Zoning: NOT ZONED

Financials

PrTerms: Conventional, 1st Seller Carry, Texas Vet, Cash, Investors OK

Preferred Title Co.: Chicago Title

Owner: call broker
List Agent: Phil Essex
List Office: Essex Properties
Ph to Show: 210-288-5540

516152
ESSX00
Lockbox Type:
None

Owner LREA/LREB: Yes
(210) 288-5540
(210) 495-8889
Showing Contact: Agent
SC/\$: 0
BC/\$: 3%
Bonus:

AgentRmrks: Use Neva Wilson at Chicago Title. Email offers to phil@essextxas.com or fax to 210-568-4198.

Remarks: Great 10 acre tract in Jourdanton ISD. Located just a few miles off HWY 16 with over 375' of road frontage on CR 321. Two sides fenced already!! Good cover for hunting, nice mini ranch, Karnes Electric available. No restrictions. Can be combined with adjacent tracts to make a larger piece if needed. **** SELLER WILL FINANCE *** WITH 20% DOWN***CALL FOR EASY TERMS. HWY 16 to FM 1332 TO CR 321

Description: Undeveloped
Utility Avail: Well Allowed, Electric
Utility On Site: None
Site/Area Ft: None
Improvements: Not Applicable/None
Miscellaneous: No City Tax
Septic: Allowed
Location: Level
Frontage: County Road
Restrictions: Mobile Homes Allowed, Manufactured Hms Allowed, Horses Allowed, Farm Animals Allowed, Not Applicable/None

Terrain: Sandy
Trees: Many
Docs Avail: Area Plat
Green Features:

Contingent Info:

Contract Date:
Closing Date:
Sell Ofc:
Sale Trms:
Sell Concess:
Selling Agent:

DOM/CDOM: 1 / 1
Sell Points:

Sold Price:
SQFT/Acre:
Price per SQFT: \$0.13
Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2016 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Phil Essex | Essex Properties | Office: (210) 495-8889 | Email: phil@essextxas.com | 06/09/2016 03:56 PM