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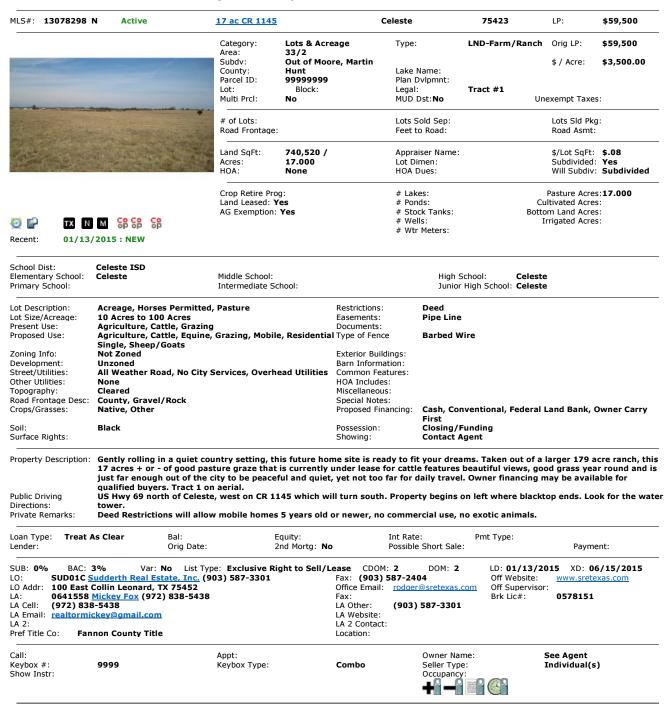
Agent Full Report

MLS#: 13079686 N Active 11.1ac CR 1145 Celeste 75423 \$50,152 Category: Lots & Acreage LND-Farm/Ranch Orig LP: Type: \$50,152 Out of Moore, Martin Subdy: \$ / Acre: \$4,499.96 County Hunt Lake Name: Parcel ID: 999999 Plan Dvlpmnt: Lot: Block: Legal: Tract #4 Multi Prcl: Νo MUD Dst: No Unexempt Taxes: # of Lots: Lots Sold Sep: Lots Sld Pkg: Road Frontage: 418 Feet to Road: Road Asmt: Land SaFt: 485,476 / Appraiser Name: \$/Lot SaFt: \$.10 11.145 Lot Dimen: Subdivided: Yes Acres: HOA: None **HOA Dues:** Will Subdiv: Subdivided Pasture Acres: 11.140 Crop Retire Prog: # Lakes: Land Leased: Yes # Ponds: Cultivated Acres: AG Exemption: Yes # Stock Tanks: 1 Bottom Land Acres: # Wells: # Wtr Meters: Irrigated Acres: **🕑 🖆** TX N M SPSP SP Recent: 01/15/2015: NEW Celeste ISD School Dist: Elementary School: Celeste Middle School: High School: Celeste Primary School: Intermediate School: Junior High School: Celeste Lot Description: Acreage, Horses Permitted, Pasture, Some Trees, Restrictions: None Tank/ Pond Lot Size/Acreage: 10 Acres to 100 Acres Easements: **Natural Gas, Utilities** Agriculture, Cattle, Grazing Agriculture, Cattle, Dairy, Equine, Grazing, Mobile, Other, Residential Single, Sheep/Goats Present Use: Documents: Proposed Use: Type of Fence Not Zoned Exterior Buildings: Zonina Info: Development: Unzoned Barn Information: All Weather Road, Gravel/Rock, No City Services, Street/Utilities: Common Features: Outside City Limits None Other Utilities: **HOA Includes:** Brush, Cleared, Gullies Miscellaneous: Topography: County, Gravel/Rock Native, Other Black Road Frontage Desc: Special Notes: Deed Restrictions, Pipeline Crops/Grasses: Proposed Financing: Possession: Soil: Closing/Funding Surface Rights: Showing: Contact Agent Gently rolling in a quiet country setting, this future home site is ready to fit your dreams. Taken out of a larger 179 acre ranch, this Property Description: 11.145 +or - acres of good pasture graze is currently under lease for cattle featuring beautiful views, a year-round tank, good grass year round and is just far enough out of the city to be peaceful and quiet, yet not too far for daily travel. Owner financing may be available for qualified buyers. Aerial Tract4 Public Driving US Hwy 69 north of Celeste, west on CR 1145 which will turn south. Property begins on left just south of first cross-fence. Directions: Private Remarks: Deed Restrictions will allow mobile homes 5 years old or newer, no commercial use, no exotic animals. Loan Type: Treat As Clear Bal: Equity: Int Rate: Pmt Type: Lender: Orig Date: 2nd Mortg: No Possible Short Sale: Payment: Var: No List Type: Exclusive Right to Sell/Lease SUB: 0% BAC: 3% CDOM: 0 LD: 01/15/2015 XD: 07/13/2015 LO: SUDD1C <u>Sudderth Real Estate. Inc.</u> (903) 587-3301 LO Addr: 100 East Collin Leonard, TX 75452 LA: 0641558 <u>Mickey Fox</u> (972) 838-5438 Fax: (903) 587-2404 Off Website: www.sretexas.com Office Email: rodger@sretexas.com Off Supervisor: Fax: 0578151 LA Cell: (972) 838-5438 LA Other: (903) 587-3301 LA Email: realtormickey@gmail.com LA Website: LA 2 Contact: Pref Title Co: **Fannin County Title** Location: Agent 9999 Appt:972.838.5438 Owner Name: See Agent Combo Individual(s) Keybox #: Keybox Type: Seller Type: Call Agent for Instructions. Go and Show. Close and Lock All Gates - Cattle Show Instr: Occupancy: Present Open House: Owner Permission To Video: + - = (4)

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