

Utilities and Additional Property Information Provided by Seller

For property at 261 VZCR 4215 ATHENS TX 75752

What providers are used currently for following services?

Electric TRINITY VALLEY COOP phone # 972-932-2214

Sewer N/A phone # _____

Water MARTIN'S MILL COOP phone # DONT HAVE

Cable N/A phone # _____

Trash KIM'S WEG HAUL phone # 903-675-1636

Natural Gas N/A phone # _____

Phone Company N/A phone # _____

Propane N/A phone # _____

Internet N/A phone # _____

What are the average utilities per month for this property?

Electric: summertime - 100.00 winter - 150.00

Gas: summertime - N/A winter - N/A

Water: summertime - 35.00 winter - 25.00

Do you have a copy of the past 12 months of electric/gas/water bills for interested buyers to see? YES

Is there a current survey on the property? YES If yes, do you have a copy? YES

What builder built the home? UNKNOWN

How many owners has the home had? TWO

If the property includes acreage, how much is wooded and how much is open:

Wooded 1.25 Open .50

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where NO

The above information provided by the Seller is approximate. It is deemed accurate but not guaranteed. Buyer to verify.

List below all of the features you can think of regarding your property.

INTERIOR: - 1400 SQUARE FOOT CABIN

- LARGE SCREENED PORCH OVERLOOK BEAUTIFUL BACKYARD
-
- LIVING AREA WITH VAULTED CEILING ADJACENT TO KITCHEN
- 2 FULL BATHS
- 2 CARPETED BEDROOMS WITH ~~HALL~~ LARGE CLOSETS
- CONVERTED GARAGE INTO 3RD BEDROOM
- COVERED FRONT PORCH
- LARGE STONE FIREPLACE IN LIVING AREA
- CEILING FANS THROUGHOUT CABIN
- LARGE STORAGE ATTIC

EXTERIOR: - ON 1.75 TREE-COVERED ACRES

- ADJACENT ROAD
- FENCED YARD

List any improvements YOU have made since you purchased the property. Give the approximate year, improvement made, and approximate cost.

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