LEGACY
APPROVED PROPERTIES

Parrish Farms

23 +/- acres Limestone County

LEGACYAPPROVED.COM

5984 N. State Hwy 6, Waco, TX 76712

254.848.5263 Office - 254.848.2921 fax

This 23 ac jewel wont last long!

Enjoy plenty of acreage with complete barbed wire fencing, tank, a mobile home and additional pad site for another mobile home.

One water well services both sites.

Mobile home has 3 bedrooms, 2 bath's with 1792 sq.ft. of living space.

IT'S NOT JUST AN INVESTMENT,
IT'S A BETTER WAY OF LIFE!

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PROPERTY INFORMATION
OVERVIEW

Acreage	23 +/- Acres
Location	Groesbeck, TX
Price	$129,900
Highest and Best Use	Residential
Topography	Level/Flat
Soil Type	Blackland, Rocky
Water Surface	1 Stock Tank
Wildlife	Fish
School District	Groesbeck ISD
Taxes	$849.75
Minerals	Conveyed
Distance from Waco	40 Miles
Distance from Austin	133 Miles
Distance from DFW	122 Miles
Distance from Temple	67 Miles
Improvement Details of Home	
Year Built	1995
Sq. Ft	1792 Sq. Ft.
Bedrooms	3
Bathrooms	2
Heating/Cooling	Central H/AC

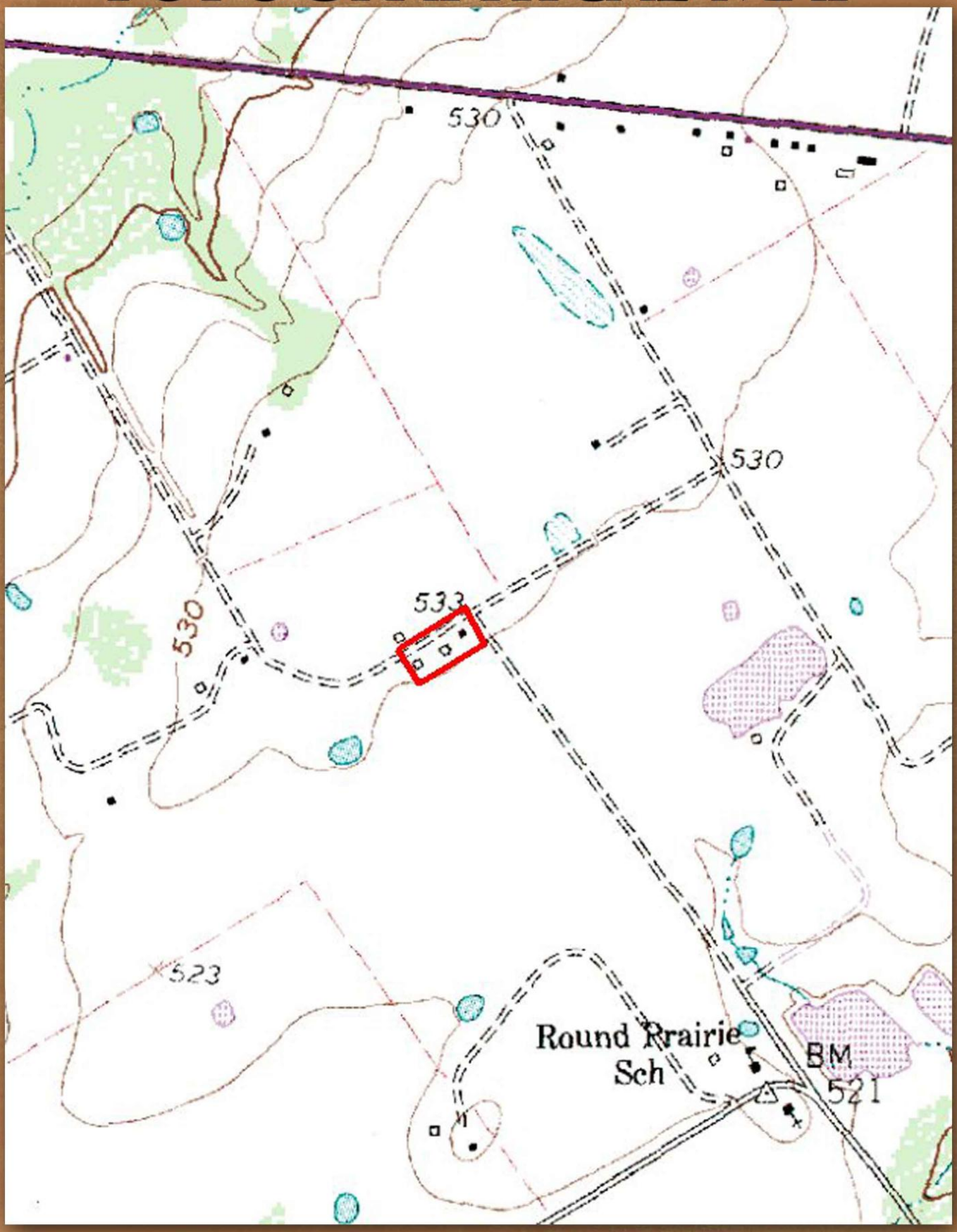
Directions: Travel 164 towards Groesbeck, take right on Browder Rd./LCR 640, see agent sign on right.

All information is per owner/other sources and is deemed correct, but is not guaranteed.

Aerial Map

Boundary Lines Are An Approximation And Are Not Exact

Topographical Map



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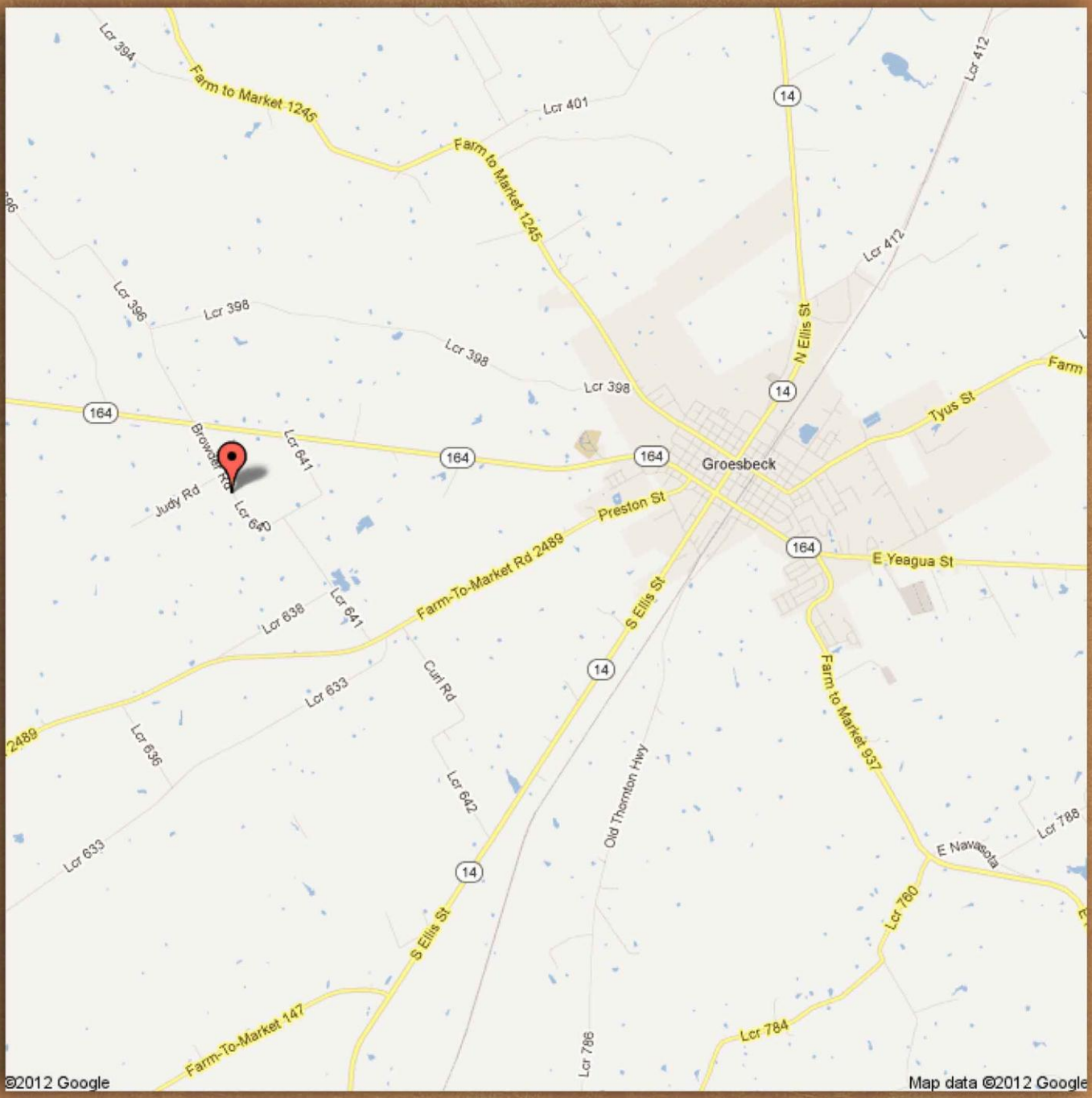
Location Map



GPS Coordinates can be typed in to Google Earth or Google Maps for property location: 31.519165/-96.584400

Boundary Lines Are An Approximation And Are Not Exact

FOR MORE INFORMATION ON THIS LISTING, PLEASE CONTACT

Ruth Garrett

Real Estate Agent

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7ruthgarrett@gmail.com

DISCLAIMER

Broker and/or Agent does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which purchaser may conduct there on, compliance by the property with any laws, rules, ordinances or regulations if any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose.

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Broker and/or Agent does not make any representation regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder, or the United States Environmental Protection Agency regulations or disposal or any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt, or any other natural phenomena.

LEGACY Approved Properties

5984 N. Hwy 6 • Waco, TX 76712

254.848.5263 • 254.848.2921 fax

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,
you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

EQUAL HOUSING OPPORTUNITY

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