



Country Homes/Acreage

ML #: 38084440

Status: A

LP: \$1,161,982*

County: LIMESTONE Tax Acc #: 13900

SP/ACR: \$0.00

LP/ACR: \$2000.00

Area: 73 - Limestone County

Location: 122 - Other Counties in Texas

Sec #:

KM: 999Z

Addr: 720 LCR 616



City:

Groesbeck

Zip: 76642-

Sub: None

State: Texas

Country: United States

Listing Firm: DBL Real Estate

Also for Lease: No

Miles:

Mkt Area: MKTAR

Legal: a 59, R H Beale, A 35, L Arocha, A 60, N Benevides

SqFt: /

House: No

Year Built: /

SchDist: 99 - Other

Elem: Mart ISD

Middle: Mart ISD

High: Mart ISD

SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

General, Property, Utilities and Additional Information

Style: Traditional

Stories: 1

New Construction: No/

Bedrooms: 3/3

Main Dwell Extr: Vinyl

Main Dwell Type:

Apprx Comp:

FB/HB: 2/0

Acreage: 50 or more Acres

Acres: 580.991

Lot Dim:

Garage: 0/

Road Surface: Dirt, Gravel

Road Front: County Maintained

Trees:

Carpport: 0/

Topography: Level

Waterfront Features:

Access: Driveway Gate

Gar/Car

Land Use: Cattle Ranch, Horse Farm, Leisure Ranch, Mobile Home Allowed

Mineral Rights: No

Improve: Cross Fenced, Fenced, Mobile Home

Show: Appointment Required

Energy: Ceiling Fans

Green/Energy Certifications:

Access/Lockbox:

Dir: From I-45 N, exit @ Buffalo, TX, turn left @ TX 164 W, go 38.8 Mi, turn left @ FM 339, go 3.9 mi to LCR 616, turn left, go 1.3 mi to property on right and left sides of road. Signs posted.

Physical Property Description - Public: Limestone County - 580+ acres on LCR 616, close to Ben Hur, TX. Double-Wide Manufactured Home w/ 2077 SF (per seller) manufactured in 1999. Presently being used as a cattle operation, has high-fence on (3) sides and (6) ponds. Great for cattle operation or exotcic game ranch. \$2,000/per acre.

Living:

Dining:

1st Bed:

4th Bed:

Extra Rm:

Den:

Kitchen:

2nd Bed:

5th Bed:

Study/Library:

GameRm:

Breakfast:

3rd Bed:

Sep Ice Mkr:

Cmpctr:

Micro:

Dishwshr:

Dispsl:

Pvt Pool: No/

Area Pool:

Oven:

Range:

Fireplace: /

Frnt Door Faces: North

Util Rm:

Connect:

Foundation: Block & Beam

Bedrooms: Split Plan

Mstr Bath:

Heat: Central Electric

Rooms: 1 Living Area, Breakfast Room, Formal Dining

Cool: Central Electric

Interior:

Flooring: Carpet, Vinyl

Countertops:

Water/Swr: Public Water, Septic Tank

Spcl Cond: No Special Conditions

Defects: Has Known Defects

Util Dist:

Disclosures: No Disclosures

Occupant: Owner

Exclusions:

Maint Fee: No/\$

Taxes w/o Exemptions/Yr: \$ / Tax Rate:

Financing Available: Cash Sale, Conventional

Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form

Prepared by: Don Hatcher

720 LCR 616

MLS#: 38084440

List Price: \$1,170,520



Wed, Sep 8, 2010 10:12 AM

*Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: Don Hatcher

FIRST PARCEL:

Haney Engineering and Surveying

Joe L. Haney
R.P.L.S. No. 3282
P.O. Box 307 (mailing address)
710 E. Milam St.
Mexia, Texas 76667

Telephone 254-562-6954

Description of: 347.76 Acres, Lino Arocha Survey, A-35 and Robert H. Beale Survey,
A- 59, Limestone County, Texas.
Owner: Lind Farms, Inc.

BEING a 347.76 acres tract of land situated in the Lino Arocha Survey, A-35, and the Robert H. Beale Survey, A-59, Limestone County, Texas, and being that called 98-1/2 acres FIRST TRACT, 49 acres SECOND TRACT, 100 acres THIRD TRACT and 99-1/2 acres SEVENTH TRACT described in the deed dated June 3, 1988 from H. F. Lind et ux to Lind Farms, Inc. recorded in Vol. 794, Pg. 210, Deed Records of Limestone County, Texas, said 347.76 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of county road LCR 616, same being the South line of the Chuck Radney called 60 acres SECOND TRACT of record in Vol. 1003, Pg. 552, for Northeast corner of said Lind THIRD TRACT and this tract, same being the Northwest corner of a called 100 acres tract now or former owned by Harvy Bowers, Jr., of record in Vol. 736, Pg. 696, from which corner a 4" steel pipe fence corner post in the South margin of said road bears S.29°52'31"E. 30.3 ft.;

THENCE S.29°52'31"E. with the East line of said THIRD TRACT, at 30.3 ft. said 4" steel pipe fence corner post, continuing with a fence line on the East line of said THIRD TRACT and West line of said Bowers tract, in all, 3373.78 ft. to a set 1/2" iron rod in the North line of a called 59-15 acres SECOND TRACT in the possession of Homer Alewine, formerly owned by H. P. Hickman of record in Vol. 261, Pg. 60, at the base of an 8" cedar fence corner post for Southeast corner of said THIRD TRACT and this tract, same being the Southwest corner of said Bowers tract;

THENCE S.60°00'33"W. 4509.23 ft. with the South line of said Lind THIRD TRACT, FIRST TRACT and SEVENTH TRACT and with a fence, same being the North line of said Hickman 59-1/5 acres tract, said Hickman called 119.5 acres tract of record in Vol. 210, Pg. 171, and the Beverly J. Robson called 11 acres TRACT 2 and called 186.60 acres TRACT 1 of record in Vol. 1055, Pg. 229, to a set 1/2" iron rod at the base of a cross-tie fence corner post for Southwest corner of said SEVENTH TRACT and this tract, same being the Southeast corner of the P. M. Robertson called 49 acres tract of record in Vol. 962, Pg. 700;

Haney Engineering and Surveying

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R.P.L.S. No. 3282
P.O. Box 307 (mailing address)
710 E. Milam St.
Mexia, Texas 76667

Telephone 254-562-6954

Description of: 347.76 Acres, Lino Arocha Survey, A-35 and Robert H. Beale Survey,
A- 59, Limestone County, Texas.
Owner: Lind Farms, Inc.

(continued):

THENCE N.29°46'35" W with the West line of said SEVENTH TRACT and this tract, and with a fence, same being the East line of said Robertson tract, at 3341.18 ft. a set 1/2" iron rod for reference in the South margin of said road at the base of a 4" steel pipe fence corner post, in all, 3371.18 ft. to a point in the center of said road, same being the South line of the M. L. Vestal called 60.75 acres FIRST TRACT of record in Vol. 431, Pg. 408, for Northwest corner of said SEVENTH TRACT and this tract, same being the Northeast corner of said Robertson tract;

THENCE N.59°58'34"E. 4089.03 ft. with the center of said road for North line of said SEVENTH TRACT, SECOND TRACT, FIRST TRACT and THIRD TRACT, same being the South line of said Vestal tract, the Lind Farms, Inc. called 70 acres FIRST TRACT of record in Vol. 794, Pg. 514, and said Radney tract, to a point for ell corner in the North line of said THIRD TRACT and for Northwest corner of the Brazos River Electric Cooperative called 1 acre tract of record in Vol. 392, Pg. 56, from which corner a found concrete marker for reference in the South margin of said road in bears S.24°15'00"E. 31.65 ft.;

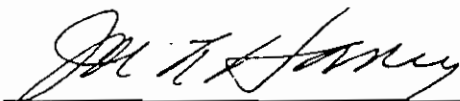
THENCE S.24°15'00"E., at 31.65 ft. said concrete marker, in all, 272.84 ft. to a found concrete marker for Southwest corner of said Cooperative tract, and for an inside ell corner in the North line of this tract;

THENCE N.59°55'55"E. 180.56 ft. to a found concrete marker for Southeast corner of said Cooperative tract and an inside ell corner in the North line of this tract;

THENCE N.24°12'40"W. with the East line of said Cooperative tract, at 241.97 ft. a found concrete marker for reference in the South margin of said road, in all, 272.71 ft. to a point in the center of said road and in the North line of said THIRD TRACT, same being the South line of said Radney tract, for Northeast corner of said Cooperative tract and an ell corner in the North line of this tract;

THENCE N.59°58'25"E. 233.66 ft. with the center of said road for North line of said THIRD TRACT and this tract, same being the South line of said Radney tract, to the point of BEGINNING, containing 347.76 acres.

The foregoing description was prepared from that plat dated April 14, 2003 that correctly represents that actual ground survey made under my supervision.



Joe L. Haney, P.E., R.P.L.S. No. 3282-----Date

EXHIBIT "A"

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Second Parcel:

EXHIBIT "A"

BEING a 241.15 acres tract situated in the , Lino Arocha Survey, A-35, R. H. Beale Survey, A-59, and N. Benevides Survey, A-60, Limestone County, Texas, and being that called 237.50 acres Second Parcel described in the deed dated April 21, 2003 from Lind Farms, Inc. to Michael D. Stanford et ux recorded in Vol. 1110, Pg. 482, Deed Records of Limestone County, Texas, said 241.15 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of county road LCR 609 and in the North line of the Michael D. Stanford 347.76 acres tract of record in Vol. 1110, Pg. 482, for Southeast corner of this tract and Southwest corner of the Chuch Radney 60 acres SECOND TRACT of record in Vol. 1003, Pg. 252, from which corner a set $\frac{1}{2}$ " iron rod in the North margin of said road at the intersection of two fence lines bears N.29°58'06"W. 26.18 ft.

THENCE S.59°58'34"W. (basis of bearing in Vol. 1110, Pg. 482) 2852.41 ft. with the center of said road for South line of this tract and North line of said 347.76 acres tract, to a point of intersection with the centerline of county road LCR 619 for Southwest corner of this tract and Southeast corner of the M. E. Vestal 69.75 acres FIRST TRACT of record in Vol. 431, Pg. 408, from which corner a set $\frac{1}{2}$ " iron rod for reference at the Northeast corner of said road intersection at an 8" treated wood fence corner post bears N.16°20'39"E. 43.44 ft.;

THENCE N.29°28'50"W. 1437.65 ft. with the centerline of LCR 619 for West line of this tract and East line of said Vestal tract to a point for angle corner, continuing N.29°51.37"W. 2256.11 ft. with said centerline for West line of this tract and East line of said Vestal FIRST TRACT, said Vestal 69 acres SECOND TRACT of record in Vol. 431, Pg. 408, and said Vestal 60 acres tract of record in Vol. 443, Pg. 572, to a point for Northwest corner of this tract and Southwest corner of the Pearl Douglas 100 acres FIRST TRACT of record in Vol. 1226, Pg. 575, from which corner a set $\frac{1}{2}$ " iron rod for reference in the East margin of said road bears N.59°50'14"E. 21.39 ft.;

THENCE N.59°50'14"E., at 21.39 ft. said iron rod for reference, in all, 2835.92 ft. with a fence for North line of this tract to a set $\frac{1}{2}$ " iron rod at an 8" treated wood fence corner post in the West line of the Steven M. Bradley 285 acres tract of record in Vol. 1196, Pg. 885, for Northeast corner of this tract and Southeast corner of said Douglas tract;

THENCE S.29°58'06"E. with the East line of this tract and with a fence for West line of said Bradley tract and said Radney tract, at 3674.38 ft. said iron rod for reference, in all, 3700.56 ft. to the point of BEGINNING, containing 241.15 acres.

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.



(TAR-2501) 1/1/96

DBL Real Estate 1702 East Main Street Madisonville, TX 77864

Phone: 936.348.9977

Fax: 936.348.9979

Beverly Hatcher

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026

www.zipLogix.com

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TREC No. OP-K

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