

**SCHWAB REALTY**  
**P.O. BOX 99**  
**CENTERVILLE, TEXAS 75833-2263**  
**(903) 536-2672 or (800) 671-2672**

**PROPERTY DATA SHEET**

ACREAGE: 211.09 Acres. Lot/Survey Hanlon A-1131, Patton A-1438, Newton A-1088

PRICE: \$2,750/Ac. Terms, Cash, Conventional

MINERALS: Seller reserves the following mineral, royalty, timber or other interests: \_\_\_\_\_

Reserved by prior owners \_\_\_\_\_

Subject property ( ) is ( ) is not presently under an oil and gas lease.

Subject property ( ) is ( ) is not presently under a coal and lignite lease.

ACCESS: Subject property has ingress and egress via:

( X ) Public road, FM 1511

( ) Deed easement \_\_\_\_\_ wide \_\_\_\_\_

( ) Subject property is land-locked with no deeded easement.

TITLE COMPANY: ( X ) A. Title policy issued by Leon County Abstract

( ) B. The Trustee on any Seller-Financed Note shall be: \_\_\_\_\_

SURVEY: ( ) A. No survey is required.

( ) B. Seller shall furnish to Buyer Seller's existing survey of the property dated \_\_\_\_\_

( ) C. A survey of the property dated subsequent to the effective date of a contract which shall be furnished within \_\_\_\_\_ days from the effective date of contract showing the boundaries and visible conditions along the boundaries, perimeter fences, easements, right of way, roadways and computation of area, which shall be furnished and at the expense of ( ) Seller ( ) Buyer by a mutually acceptable Public Surveyor licensed by the State of Texas.

( ) D. Surveyor: \_\_\_\_\_

WATER: Water Supply Company: Flo Water Supply

( ) Seller agrees to convey ownership to the water meter with all fees paid. Proration of the water bill shall be made on the basis of the bill of the previous month.

( X ) All transfer fees will be paid by the buyer.

LAND TYPE: ( ) Pasture \_\_\_\_\_ , \_\_\_\_\_ % +/- \_\_\_\_\_

( X ) Wooded Hardwood & Pine , 90% % +/- \_\_\_\_\_

( X ) Creek Wet Weather ( ) Ponds: \_\_\_\_\_

( X ) Soil Sandy Loam ( X ) Lakes: Two

IMPROVEMENTS: Land presently ( ) Tenant Home ( ) Residential

used for: ( X ) Deer Camp ( X ) Recreation/Hunting

( ) Ranching ( ) Mobile Home

( ) Crop Farming ( ) Double Wide Mobile Home

( ) Commercial

Approx. heated/cooled sq. ft. \_\_\_\_\_, outside dimensions \_\_\_\_\_

Total Rooms \_\_\_\_\_ Living Room Size \_\_\_\_\_ Total Baths \_\_\_\_\_

Total Bedrooms \_\_\_\_\_ #1 Size \_\_\_\_\_ #2 Size \_\_\_\_\_ #3 Size \_\_\_\_\_

( ) Air Cond. ( ) Dining ( ) Brick

( ) Heat ( ) Breakfast ( ) Frame

( X ) Water Available ( ) Living Room ( ) Slab

( X ) Electricity ( ) Kitchen ( ) Barn

( X ) Telephone Available ( ) Fireplace ( ) Barn

( ) City Gas ( ) Carport ( ) Sheds

( ) Propane ( ) Artesian Wells ( ) Corrals

( ) Sewer ( ) Oil Wells ( ) Fenced

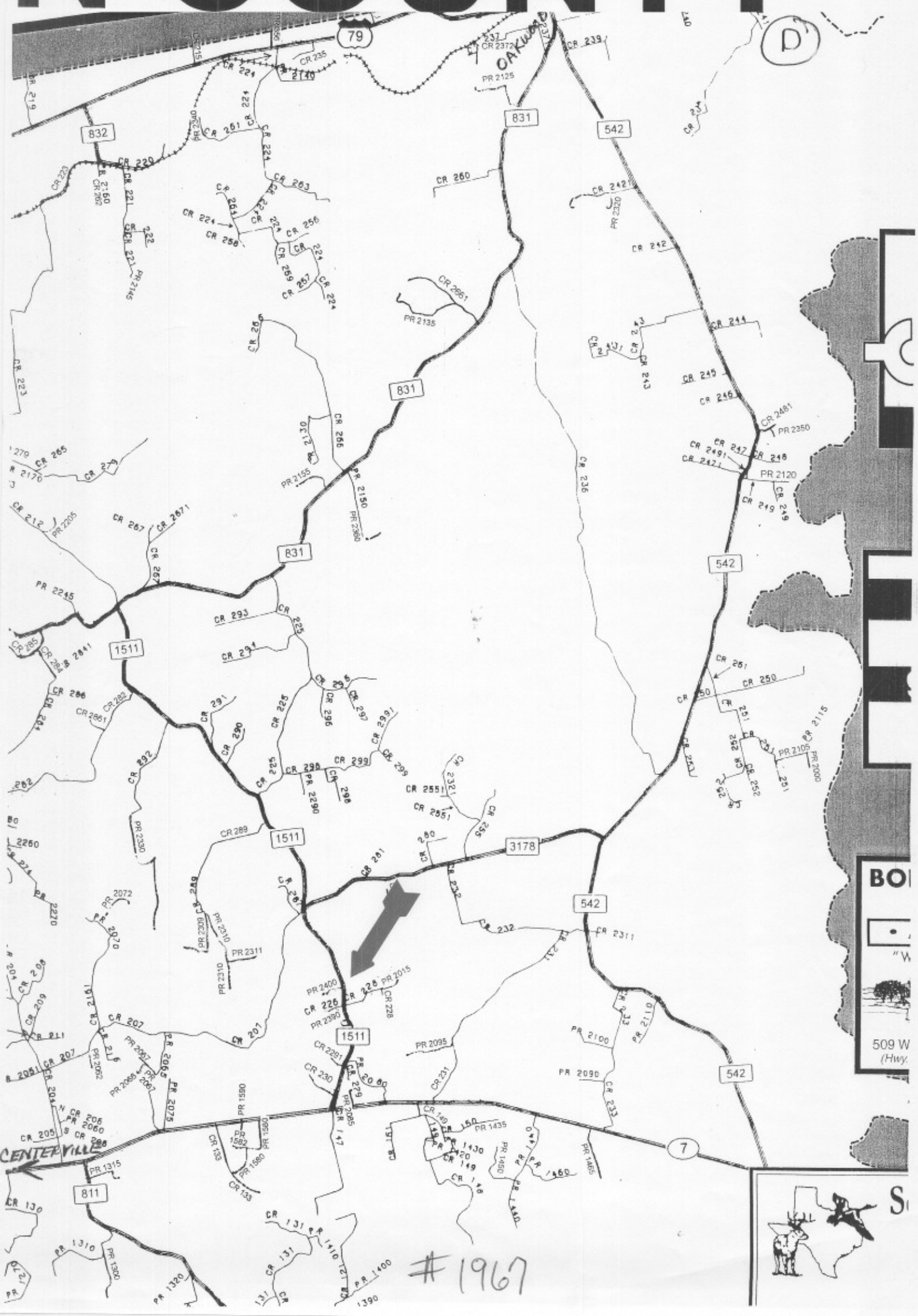
( ) Septic Tank ( ) River Frontage ( ) Cross Fenced

SCHOOL DISTRICT: Oakwood ISD

TAXES: 2009 County \$ 51.14 School \$ 127.30 ESD # 1: \$ 12.24 Total: \$ 190.67

NOTE: All information furnished concerning this property has been obtained from sources deemed reliable and is believed to be correct, but no responsibility is assumed and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.

# IN COUNTY



Google

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Eye alt 6231 ft

1967, 211.09 Acres

Texas Orthoimagery Program  
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31°21'43.49" N 95°49'33.60" W elev 0 ft

1801 ft

Farm to Market Rd 378

Farm to Market Rd 1517