

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

**PROPERTY DATA SHEET**

ACREAGE: 265.859 Acres. Lot/Survey Lummus A-528 & Mays A-560

PRICE: \$1,500,000.00 Terms, Cash

MINERALS: Seller reserves the following mineral, royalty, timber or other interests: All the oil & gas minerals owned.  
Reserved by prior owners All of record.

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, County Road  
( ) 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.  
( x ) B. Seller shall furnish to Buyer Seller's existing survey of the property dated \_\_\_\_\_, 20.  
( ) 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: Well  
( ) 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.  
( ) All transfer fees will be paid by the buyer.

LAND TYPE: ( x ) Pasture Coastal, 95 % +/- \_\_\_\_\_  
( x ) Wooded Hardwoods, 5 % +/- \_\_\_\_\_  
( ) Creek \_\_\_\_\_ ( x ) Lakes: Stock Ponds  
( x ) Soil Sandy Loam

IMPROVEMENTS: Land presently used for: ( x ) Home ( x ) Residential  
( ) Cabin ( x ) Recreation/Hunting  
( x ) Ranching ( ) Mobile Home  
( ) Crop Farming ( ) Double Wide Mobile Home  
( ) Commercial

Approx. heated/cooled sq. ft. 2,800, outside dimensions \_\_\_\_\_  
Total Rooms \_\_\_\_\_ Living Room Size \_\_\_\_\_ Total Baths 3  
Total Bedrooms 3 #1 Size \_\_\_\_\_ #2 Size \_\_\_\_\_ #3 Size \_\_\_\_\_

( x ) Air Cond - Central	( x ) Dining	( x ) Brick
( x ) Heat - Central	( ) Breakfast	( ) Frame
( x ) Water Well	( x ) Living Room - Two	( x ) Slab
( x ) Electricity	( x ) Kitchen	( ) Pier & Beam
( x ) Telephone	( x ) Fireplace - Two	( x ) Barns - Three
( ) City Gas	( x ) Garage - Two Car	( x ) Sheds - One
( ) Propane	( ) Carport	( x ) Corrals - One Metal
( ) Sewer	( x ) Utility Room	( x ) Other - Ag Exempt
( x ) Septic Tank	( ) Other	( ) Other

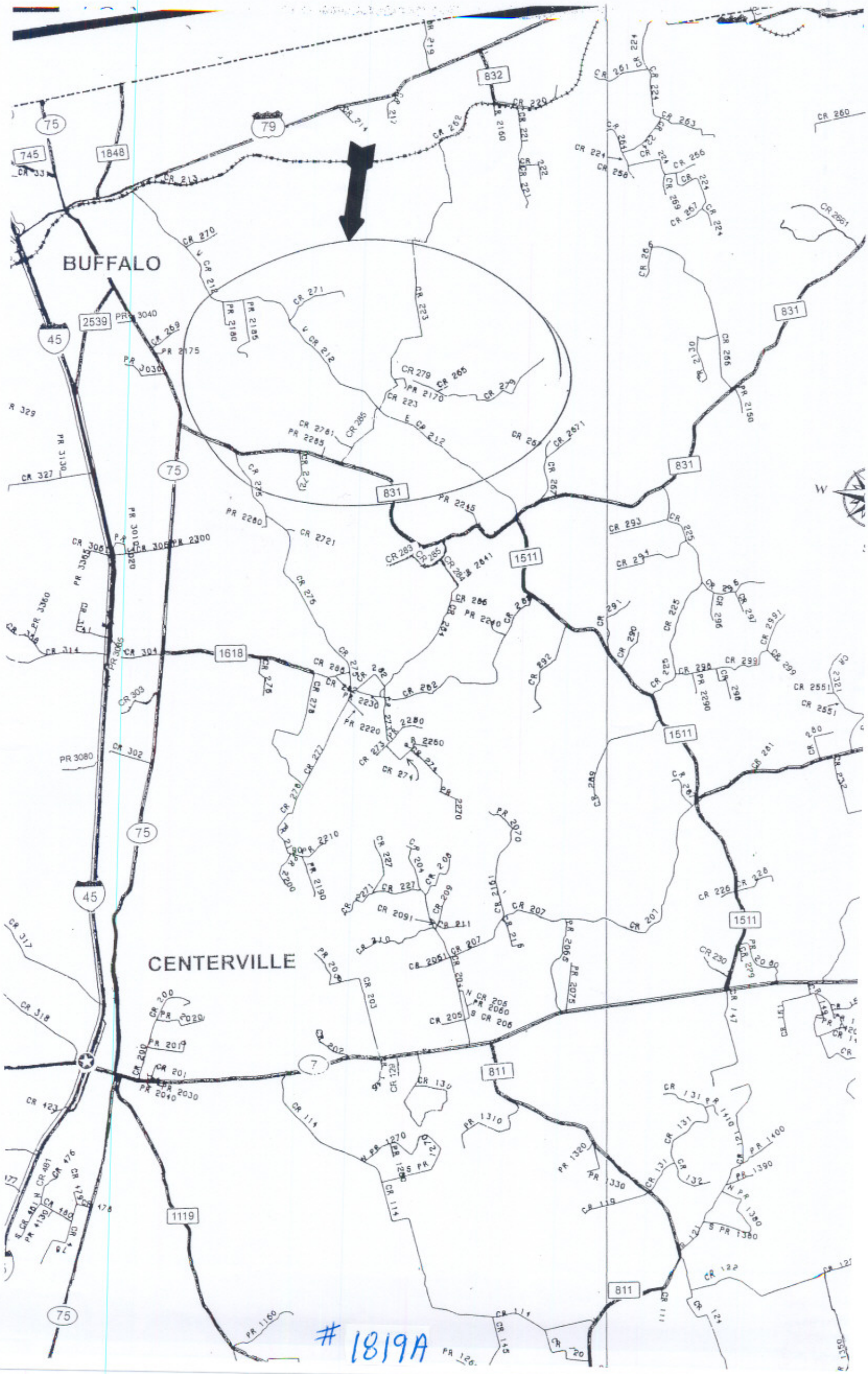
SCHOOL DISTRICT: Oakwood ISD

TAXES: 2007 County \$ 420.65 School \$ 1,239.76 ESD: \$ 100.69 Total: \$ 1,761.10

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.

Listing # 1819A





# 1819A



#1819A

A.B. HARDIN  
SUR., A-354

Now or Formerly  
J.H. Coker  
Called 80.32 Ac.  
727/795

Now or Formerly  
Douglas Vanderford  
Called 32.02 Ac.  
852/254

J. SELDON  
SUR., A-791

Now or Formerly  
Arthur Stark  
Called 16.01 Ac.  
1028/698

Now or Formerly  
Roy Gore  
Called 11.5 Ac.  
174/130

Now or Formerly  
James Coker  
Called 30.147 Ac.  
1149/648

Now or Formerly  
Donis M. Caldwell  
Called 16.18 Ac.  
367/284

J.C. LUMMUS SUR., A-528  
( 97.299 Ac. )

266.289 Ac.  
Less 0.430 Ac. in Cemetery  
Net 265.859 Ac.

MARY E. MAYS SUR., A-560  
( 168.130 Ac. )

Now or Formerly  
A.B. Gore  
Called 12.00 Ac.  
Old Deed 67/254

Now or Formerly  
A.B. Gore  
Called 12.00 Ac.  
Old Deed 70/474

Now or Formerly  
A.B. Gore  
Called 12.00 Ac.  
Part of 25 Ac.  
Old Deed 82/270

Now or Formerly  
James Coker  
Called 99.471 Ac.  
675/575

W.F. GRAHAM SUR., A-1205

Now or Formerly  
Hester Felt et ux  
Called 15.0 Ac.  
339/696

H. BURLESON SUR.  
A-152

Now or Formerly  
Elaine Rodell  
Called 107.65 Ac.  
313/234  
26/493 D.T.

Now or Formerly  
David P. Henson  
Called 24.29 Ac.  
616/698

Leon County, Texas  
1" = 300 feet  
May 1, 2006

