

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

PROPERTY DATA SHEET

ACREAGE: 29.96 Acres. Lot/Survey H. Holland Survey A-1024

PRICE: \$239,000.00 Terms, Cash

MINERALS: Seller reserves the following mineral, royalty, timber or other interests: All the Oil & Gas
Portion Seller owns.
Reserved by prior owners Major portion of the Oil & Gas.

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, CR 130
() Deed easement _____ wide _____
() Subject property is land-locked with no deeded easement.

TITLE COMPANY: (X) A. Title policy issued by Guaranty Title Company
() 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 July 8, 1994
() 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: _____
(X) 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 Hardwoods , 99.5 % +/- _____
() Creek _____ () Ponds: _____
(X) Soil Sandy Loam (X) Lakes: Small

IMPROVEMENTS: Land presently used for: (X) Home - 1995 (X) Residential
() Cabin (X) Recreation/Hunting
() Ranching () Mobile Home
() Crop Farming () Double Wide Mobile Home
() Commercial

Approx. heated/cooled sq. ft. 2,056, outside dimensions Yes
Total Rooms _____ Living Room Size _____ Total Baths 2.5
Total Bedrooms 2 #1 Size _____ #2 Size _____ #3 Size _____

| | | |
|------------------------------|------------------------|---------------------------|
| (X) Air Cond. - Central | (X) Viking Gas Range | (X) Dishwasher |
| (X) Heat - Well & W. Syst. | (X) Breakfast | (X) Frame - Hardy Plank |
| (X) Water | (X) Living Room | (X) Slab |
| (X) Electricity | (X) Kitchen | (X) Barn |
| (X) Telephone | (X) Wood Heaters - 2 | (X) Shop |
| (X) Propane Generator | (X) Garage - 2-car | (X) Storage |
| (X) Propane | (X) Washer/Dryer | () Pond |
| (X) Sub Zero Refrigerator | (X) Utility Room In | () Fenced |
| (X) Septic Tank | (X) Guest House | () Other - Flood Plain |

SCHOOL DISTRICT: Centerville ISD

TAXES: 2008 County \$ 577.67 School \$ 1438.01 ESD #: \$ 138.27 Total: \$ 2,153.95

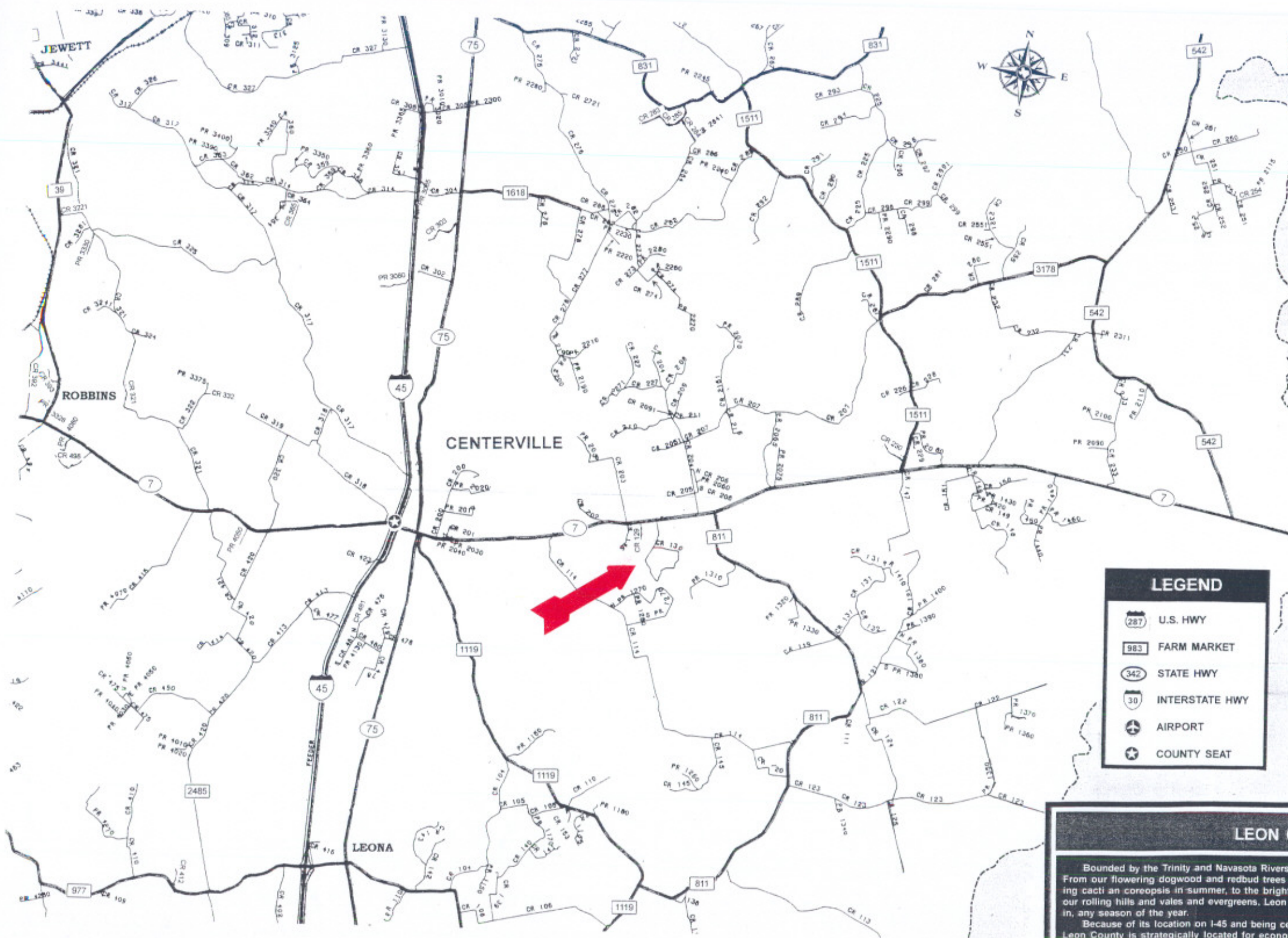
NOTE: All information furnished concerning this property has been obtained from sources deemed reliable and is believed to be correct, but no responsibility is assumed and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, prior sale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

Listing # 1918A

MLS # 71459964

TRRN # 56374

#19184



143 South Cass St. •

EASTERLING VET
Denise Easterling
Certified Animal
Large and Small
Doctor's Hours by
Appointment or House
903-536-1111
FAX 903-536-1111
P.O. Box 248, 944
Centerville, TN
Certified by the American Veterinary Association

CENTER FEED & YOUR LONE STAR
Hwy 71
Centerville
903-536-2735
Dewberry - Jones
Store
7:00 - 5:30 Mon - Fri

LEGEND

- (287) U.S. HWY
- (983) FARM MARKET
- (342) STATE HWY
- (30) INTERSTATE HWY
- AIRPORT
- ★ COUNTY SEAT

COM CON SERV
REFRIGERATION • AIR
APPLIANCES
SALES
Office (936) 396-2345
Fred Walker - President
TACLB005734C

LEON COUNTY

Bounded by the Trinity and Navasota Rivers, Leon County offers a variety of scenic views. From our flowering dogwood and redbud trees and bluebonnets in spring, to the rolling hills and vales and evergreens. Leon County is a beautiful place in, any season of the year.

Because of its location on I-45 and being centrally located between Houston and Tallahassee, Leon County is strategically located for economic development. The economic growth of the region and beyond are strong. These



H. HOLLAND
A-1024