

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

PROPERTY DATA SHEET

ACREAGE: 40.026 Acres. Lot/Survey W R SEARCY AB 1294

PRICE: \$575,000 Terms, Cash

MINERALS: Seller reserves the following mineral, royalty, timber or other interests: None.

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:
(☒) Public road, CR 151
() Deed easement _____ wide _____
() Subject property is land-locked with no deeded easement.

TITLE COMPANY: (☒) A. Title policy issued by Seller's Choice
() 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: WATER 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: (☒) Pasture _____, 98 % +/- _____
(☒) Wooded Hardwoods, 2 % +/- _____
() Creek _____ (☒) Ponds: (3) UNDER CONSTRUCTION
() Soil _____ () Lakes: _____

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

Approx. heated/cooled sq. ft. 3060, outside dimensions _____
Total Rooms _____ Living Room Size _____ Total Baths 2.5
Total Bedrooms 3 #1 Size _____ #2 Size _____ #3 Size _____

(<input checked="" type="checkbox"/>) Central Air Cond.	(<input checked="" type="checkbox"/>) Dining	(<input checked="" type="checkbox"/>) Stone/Cedar
(<input checked="" type="checkbox"/>) Central Heat	(<input checked="" type="checkbox"/>) Breakfast	(<input checked="" type="checkbox"/>) Slab
(<input checked="" type="checkbox"/>) Water Well	(<input checked="" type="checkbox"/>) Living Room	() Pier & Beam
(<input checked="" type="checkbox"/>) Electricity	(<input checked="" type="checkbox"/>) Kitchen	(<input checked="" type="checkbox"/>) Barn
(<input checked="" type="checkbox"/>) Telephone	(<input checked="" type="checkbox"/>) Wood Fireplace (2)	() Corrals
() City Gas	(<input checked="" type="checkbox"/>) Carport	() Portable Buildings
(<input checked="" type="checkbox"/>) Propane	(<input checked="" type="checkbox"/>) Utility Room	() Other
() Sewer	() River Frontage	(<input checked="" type="checkbox"/>) Fenced
(<input checked="" type="checkbox"/>) Septic Tank	(<input checked="" type="checkbox"/>) Storage Building	(<input checked="" type="checkbox"/>) Cross-Fenced

SCHOOL DISTRICT: Centerville ISD

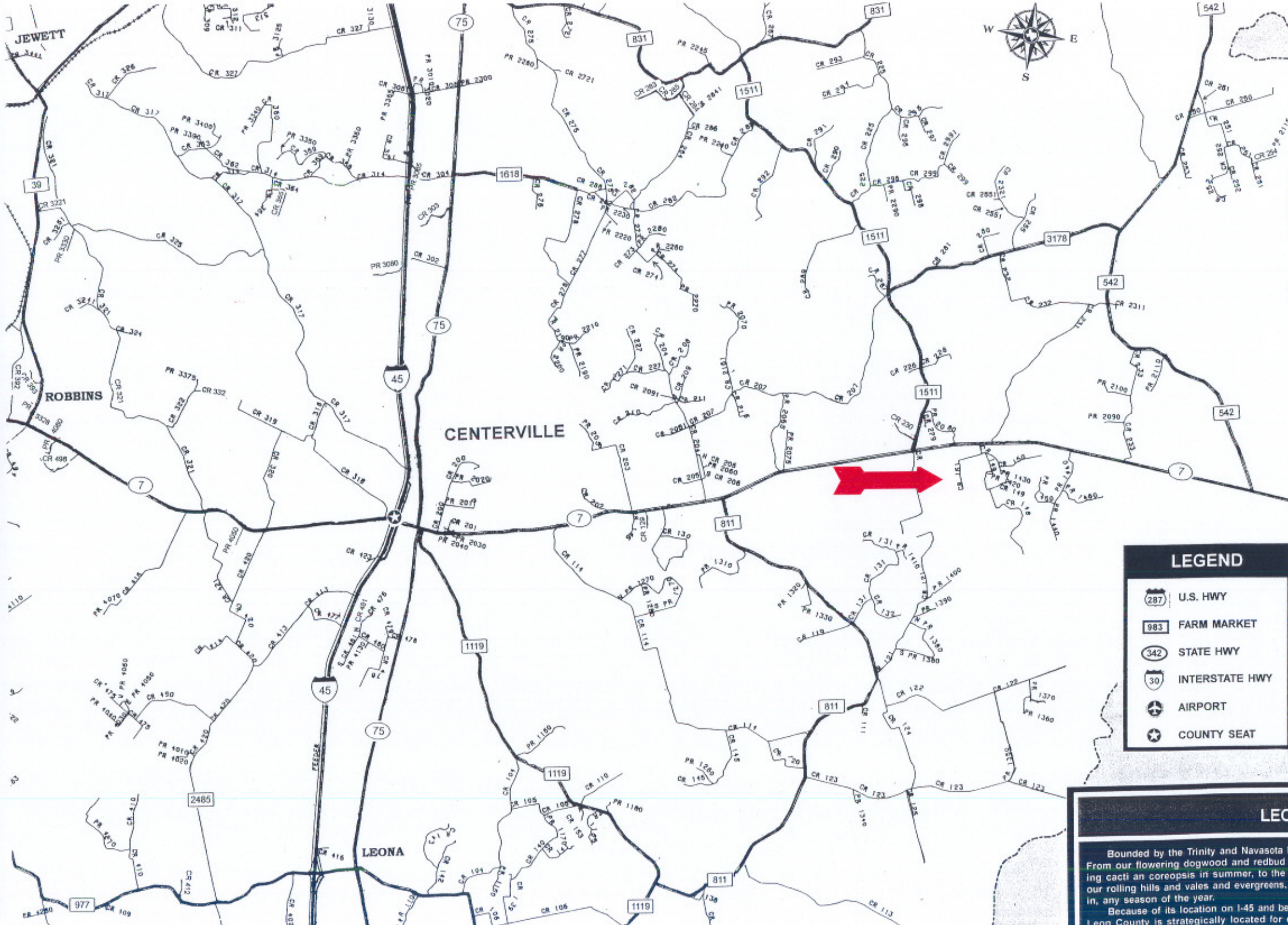
TAXES: 2008 County \$ 833.79 School \$ 2195.38 ESD #: \$ 199.58 Total: \$ 3,228.75

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 # 1916E

MLS # 85591761

TRRN # 56052



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 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 bright berries of the hollies and our 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 San Antonio, Leon County is strategically located for economic development. The economy is growing and the future is bright.

#1916E

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RAIF
344

UNDERSON
LEXV2

ROAD EASEMENT
RAIFORD
TO WATTS
JOHN McCARTY
A-1040
10-11-79

W.R. SEARCY
A-1294 JOE. MC
A-

