191 ACRES FOR SALE





CR 258 Santa Anna, TX

\$341,074 186.89 NET ACRES

191.54 ACRES LESS 4.65 ACRES IN ROAD, NET ACRES 186.89. NATIVE PASTURE ABOUT 83 ACRES WITH SOME MESQUITE COVER, ROLLING LAND AND WHEAT FIELDS ABOUT 103 ACRES. 2 PONDS, FENCED AND CROSS FENCED IN 6 PASTURES AND FIELDS, ELECTRIC ON SITE. CATTLE BARN AND TRAP, OLD BUILDINGS AT HUNTING CAMP. GOOD SPOT FOR QUAIL, DOVE, TURKEY HUNTING, SOME DEER AND HOGS. FLEXIBLE TRACT FOR CATTLE AND WILDLIFE. OVER 6,000 FEET OF COUNTY ROAD FRONTAGE. LOCATED ON CR 258 IN SANTA ANNA, TEXAS, COLEMAN COUNTY. PRICED AT \$1825 PER ACRE

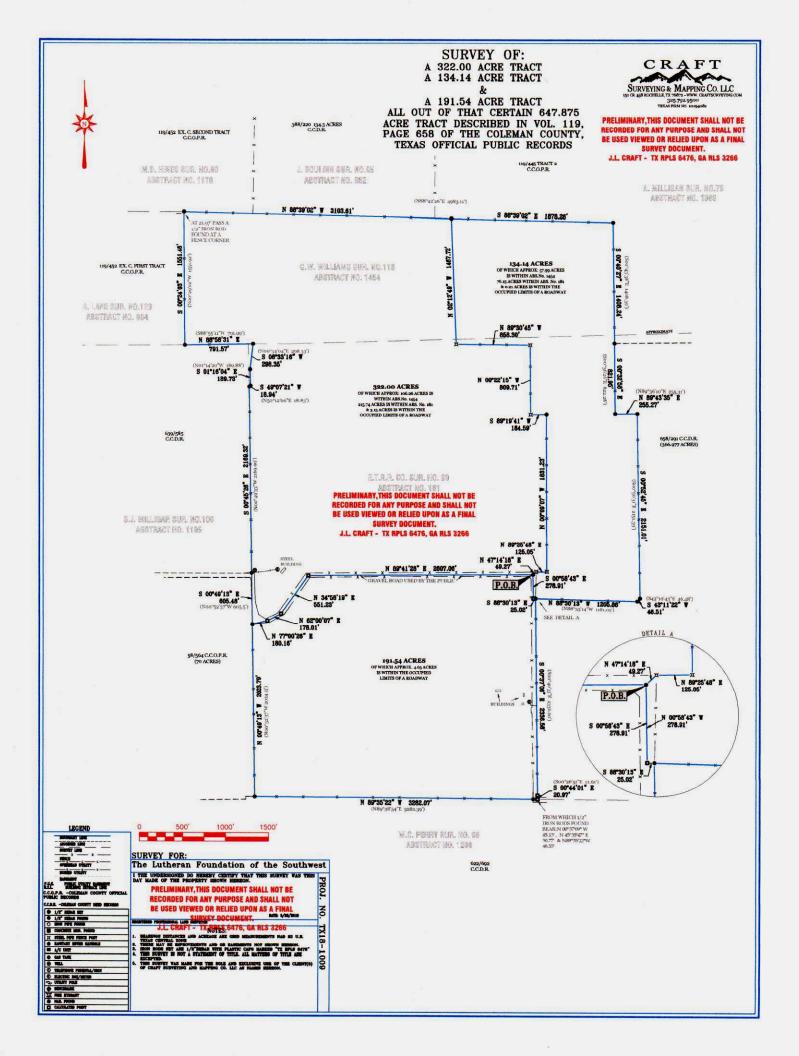






Roger Chambers-The Market Team
Market Realty, Inc. License #: 462379
Market Realty, Inc
2201 Becker Dr.
Brenham, TX 77833
Office: 979-836-9600
Cell: 979-830-7708
www.marketrealty.com
appraisals@marketrealty.com

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COLEMAN COUNTY, TEXAS

FIELD NOTES for 191.54 acres more or less and being out of the E.T. R.R. CO. Survey No. 99, Abstract No. 181. Said tract also being a portion of that certain 647.875 acre parent tract described in Volume 119, Page 658 of the Official Public Records of Coleman County, Texas. Said tract being more particularly described as follows and as surveyed in May, 2018

BEGINNING at a ½ inch iron rod set in the approximate center of a fenced roadway used by the public, for a southeasterly corner of that certain 322.00 acre tract and a southwesterly corner of that certain 134.14 acre tract, both surveyed this same day, and for the northeast corner hereof and from which a pipe fence corner post found for a common corner of said 322.00 acre tract and said 134.14 acre tract bears North 47°14′18″ East a distance of 49.27 feet;

THENCE South 00°58'43" East a distance of 278.91 feet, crossing said parent tract with a west line of said 134.14 acre tract and along the approximate center of fenced roadway to a calculated point;

THENCE South 88°30'13" East a distance of 25.02 feet, crossing said parent tract and said roadway with a south line of said 134.14 acre tract to a ½ inch iron rod found at a fence corner post for a corner of that certain 366.977 acre tract described in Volume 658, Page 291 of said Deed records and a northeasterly corner hereof;

THENCE with west lines of said 366.977 acre tract and along the general meanders of the east fence of said roadway, the following 2 courses:

- 1. South 00°37'06" East a distance of 2336.58 feet to a calculated point;
- 2. South 00°44′01″ East a distance of 20.97 feet to a calculated point in said roadway for the southeast corner of said parent tract and the southeast corner hereof from which a ½ inch iron rod found bears North 00°37′09" West a distance of 45.13 feet and another ½ inch iron rod found bears North 45°35′47" East a distance of 30.77 feet;

THENCE North 89°35'22" West, at 48.55 feet passing over a ½ inch iron rod found at a pipe fence corner post, continuing on a total distance of 3282.07 feet along the occupied north line of a tract described in Volume 622, Page 692 of said Deed Records, the accepted south line of said Abstract No. 181 and along the general meanders of a fence to a ½ inch iron rod found at a fence corner post for the southeast corner of that certain 70 acre tract described in Volume 58, Page 564 of said Official Public Records, the southwest corner of said parent tract and the southwest corner hereof;

THENCE North 00°49'13" West a distance of 2023.79 feet, with the accepted west line of said Abstract No. 181, the east line of said 70 acre tract and along the general meanders of a fence to a ½ inch iron rod found at a fence corner post, for a corner of said parent tract, the southwest corner of said 322.00 acre tract and the northwest corner hereof;

THENCE with the approximate center of said roadway and southerly lines of said 322.00 acre tract, the following 4 courses:

- 1. North 77°00'26" East a distance of 180.16 feet to a calculated point;
- 2. North 62°00'07" East a distance of 178.01 feet to a calculated point;
- 3. North 34°58'19" East a distance of 551.23 feet to a calculated point;
- 4. North 89°41'28" East a distance of 2607.06 feet to the **POINT OF BEGINNING** containing 191.54 acres more or less, of which approximately 4.65 acres is within the occupied limits of a roadway and as shown on certified plat herewith.

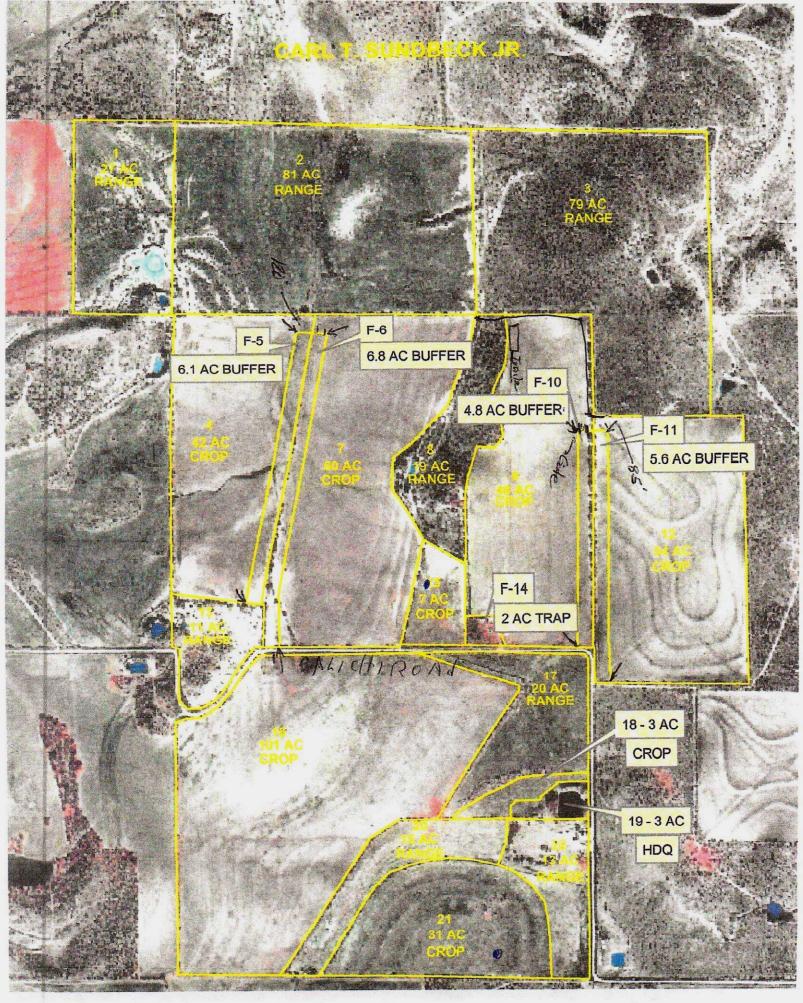
Note: Bearings, distances and acreage are grid measurements, NAD 83 U.S. TX Central Zone.

Surveyed by;

Registered Protessional and Surveyor

5/20/2018 Job No. TX18-1009





· CRP Coleman SCS

CR 258 Santa Anna

Texas, AC +/-







CR 258 Santa Anna



