

Agent Full Report

MLS#: 13942713 N	Active	Tr 6/7 SW County Road 3050	Purdon	76679	LP: \$42,500
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Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$42,500
Area:	48/2			\$ / Acre:	\$7,083.33
Subdv:	Womack Ranch Subdivision				
County:	Navarro	Lake Name:			
Country:	United States	Plan Dvlpmnt:	Womack Ranch Subdivision		
Parcel ID:	45402	Legal:	ABS A10150 D CLARY ABST TRACT 17 136.939		
Lot:	6-7	MUD Dst:	No	Unexempt Taxes:	
Multi Prcl:	No				

# of Lots:	2	Lots Sold Sep:	1	Lots Sld Pkg:	2
Road Frontage:	526	Feet to Road:		Road Asmt:	

Land SqFt:	261,360 /	Appraiser Name:		\$/Lot SqFt:	\$1.16
Acres:	6.000	Lot Dimen:		Subdivided:	Yes
HOA:	None	HOA Dues:		Will Subdiv:	No
HOA Co:		HOA Co. Phone:			

Crop Retire Prog:		# Lakes:		Pasture Acres:	
Land Leased:		# Tanks/Ponds:		Cultivated Acres:	
AG Exemption:	Yes	# Wells:		Bottom Land Acres:	
		# Wtr Meters:		Irrigated Acres:	

Recent: **09/27/2018 : NEW**

School Dist:	Dawson ISD	Middle School:	Dawson	High School:	Dawson
Elementary School:	Dawson				

Lot Description:	Acreage, Heavily Treed, Horses Permitted, Interior Lot, Lrg. Backyard Grass, Subdivision	Restrictions:	Animals, Architectural, Building, Deed, No Mobile Home
Lot Size/Acreage:	5 Acres to 9.99 Acres	Easements:	Utilities
Present Use:	Grazing	Documents:	Aerial Photo, Plat Approved
Proposed Use:	Agriculture, Cattle, Equine, Residential Single	Type of Fence:	Barbed Wire, Partially Fenced
Zoning Info:	Agricultural, Residential, Rural Residential	Exterior Buildings:	
Development:	Plat Approved	Barn Information:	
Street/Utilities:	Co-op Water, Gravel/Rock, No City Services, Outside City Limits	Common Features:	
Other Utilities:	Co-op Electric, Septic System Required	HOA Includes:	
Topography:	Level, Rolling	Miscellaneous:	Aerial Photo, Deed Restrictions
Road Frontage Desc:	County, Gravel/Rock	Special Notes:	Cash, Conventional, Federal Land Bank
Crops/Grasses:		Proposed Financing:	Closing/Funding
Soil:		Possession:	
Waterfront:	No	Platted Wtrfm Bound:	

Property Description: **A New Place to Call Home! Two lots together ~ Tract 6 & 7 is 6 acres in size. Rolling terrain, heavily treed, open area towards back of tract. Great building sites and Barndominiums welcome! Plenty of deer & other wildlife plus hunting is allowed. Womack Ranch is a brand new subdivision south of Corsicana. Deed restricted to site built homes with a minimum of 1,100 sq ft. Horses & cattle welcome on at least two acres of land. Utilities at road & owner will pay to run electric above ground along lot line up to 150' & another 65' underground into tract~with normal application fees.**

Public Driving Directions: **West on Hwy 31 approx 9.6 miles to a Left on Fm 2452. Go approx. 2.3 miles to a Right on SWCR 3110. In approx. 1.5 miles Womack Ranch begins on your Right. When you get to SWCR 3050 go Right. Tract 6&7 is on Right. All tracts are marked at each corner and down the sides.**

Private Remarks:

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 0	DOM: 0	LD: 09/27/2018	XD: 09/17/2019
LO:	RMLD01			Fax: (903) 874-0004		Off Website:	www.buyrclake.com
LO Addr:	2705 Se County Rd. #3110 Corsicana, TX 75109			Office Email:	johnteel@remax.net	Brk Lic#:	9004055
LA:	0380798 Julie Teel			Fax:		Off Supervisor:	Julie Teel
LA Cell:	(903) 654-3970			LA Other:	(903) 874-0007	Off Supervisor License#:	0380798
LA Email:	julieteelremax@gmail.com			LA Website:	www.BuyCorsicanaHomes.com	Off Supervisor Phone#:	
LA 2:	0578414 John Teel			LA 2 Contact:	johnteel.remax@gmail.com		
Pref Title Co:				Location:			

Call:	CSS	Appt: 866-827-4277	Owner Name:	Faith Diversified
Keybox #:	00	Keybox Type:	None	Seller Type:
Show Instr:	Call for CSS for gate code		Occupancy:	Individual(s)



Prepared By: Julie Teel / RE/MAX of Corsicana on 2018-09-27 11:22

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