

Agent Full Report

MLS#: **13942717 N** **Active** **Tr 8 SW County Road 3050** **Purdon** **76679** LP: **\$25,500**



Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$25,500
Area:	48/2			\$ / Acre:	\$7,285.71
Subdv:	Womack Ranch Subdivision				
County:	Navarro	Lake Name:			
Country:	United States				
Parcel ID:	45402	Plan Dvlpmnt:	Womack Ranch Subdivision		
Lot:	8	Legal:	ABS A10150 D CLARY ABST TRACT 17 136.939		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	
# of Lots:	1	Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:	804	Feet to Road:		Road Asmt:	
Land SqFt:	152,460 /	Appraiser Name:		\$/Lot SqFt:	\$1.17
Acres:	3.500	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			
Elementary School:	Dawson	Middle School:	Dawson	High School:
			Dawson	

Lot Description:	Acreage, Corner, Heavily Treed, Horses Permitted, Interior Lot, Some Trees, Subdivision	Restrictions:	Animals, Architectural, Building, Deed, No Mobile Home
Lot Size/Acreage:	3 Acres to 4.99 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:	
Road Frontage Desc:	County, Gravel/Rock	Special Notes:	Aerial Photo, Deed Restrictions
Crops/Grasses:		Proposed Financing:	Cash, Conventional, Federal Land Bank
Soil:		Possession:	Closing/Funding
Waterfront:	No	Platted Wtrfm Bound:	

Property Description: **A New Place to Call Home! Tract 8 is the only corner tract and is 3.5 acres in the brand new subdivision of Womack Ranch. Rolling terrain, heavily treed, and some open building areas. Also has existing entrance gate and drive installed. 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 and Barndominiums 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. 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 8 is on the corner of CR3050 & CR3110. All tracts are marked at each corner and down the sides.**

Public Driving Directions:

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	RE/MAX LakeSide Dreams	(903) 874-0003	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	(903) 654-3970	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	(903) 874-0003	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:	Combo	Seller Type:
Show Instr:	Call CSS for gate code		Occupancy:	Individual(s)



Prepared By: Julie Teel / RE/MAX of Corsicana on 2018-09-27 11:23

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