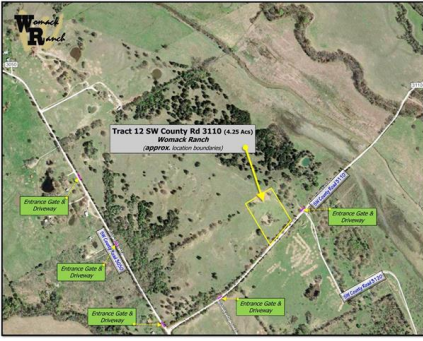


Agent Full Report

MLS#: **13942756 N** **Active** **Tr 12 SW County Road 3110** **Purdon** **76679** LP: **\$27,500**



Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$27,500
Area:	48/2			\$ / Acre:	\$6,470.59
Subdv:	Womack Ranch Subdivision	Lake Name:			
County:	Navarro	Plan Dvlpmnt:	Womack Ranch Subdivision		
Country:	United States	Legal:	ABS A10150 D CLARY ABST TRACT 17 136.939	Unexempt Taxes:	
Parcel ID:	45402	MUD Dst:	No		
Lot:	12				
Multi Prcl:	No				
# of Lots:	1	Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:	382	Feet to Road:		Road Asmt:	
Land SqFt:	185,130 /	Appraiser Name:		\$/Lot SqFt:	\$1.15
Acres:	4.250	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:	1	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, Horses Permitted, Interior Lot, Lrg. Backyard Grass, Pasture, Some Trees, Subdivision, Tank/ Pond 3 Acres to 4.99 Acres	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	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 12 is a 4.25 acre tract in the brand new subdivision of Womack Ranch. Lots of pasture area, stock tank, trees and open building areas. 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. Barndominiums welcome! 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. Tract 12 is down 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	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: johnnteel@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: johnnteel.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 CSS for gate codes or hop fence		Occupancy:	Individual(s)



Prepared By: Julie Teel / RE/MAX of Corsicana on 2018-09-27 11:25

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