

MLS #: A76939A (Active) List Price: \$349,500 (119 Hits)

3518 NE Old Pontotoc Rd Mason, TX 76856



Type: Farm Land, Ranch Land
Best Use: Residential, Recreational, Investment
Topography: Level, Gently Rolling, Wooded, Open
Surface Cover: Wooded, Native Pasture, Improved Grasses, Brushy
Views: Yes
Apx \$/Acre:
Lot/Tract #:

Original List Price: \$360,000
Area: County-Northeast
Subdivision: N/A
County: Mason
Schools: Mason S/D
Distance From City: Less than 6 miles
Apx Tract Size/Acreage: 32.07
Seller's Est Tax: 36.53
Showing Instructions: Call LO Appointment, Show Anytime, Gate Locked-Combo
Days on Market 158

Tax Exemptions: Ag	Appraisal District #: 13333	Zoning: None
Flood Plain: No	Deed Restrictions: No	Easements: Electric Service
HOA: No	HOA Fees:	HOA Fees Pd:
Items Not In Sale:		
Documents on File: Survey/Plat, Topographical Map, Legal Description, Aerial Photo		

	Land		
	Leases		Cropland
	Rangeland/Pasture		Fenced

Water: Well, Windmill Well
Sewer: Septic Tank
Utilities: CTEC Electric on Property
Access/Location: County Road, Gravel Road
Minerals: Conveys All Owned

Improvements: House, Working Pens, Storage Building, Other-
 See Remarks
Misc Search: Livestock Permitted
Surface Water: Wet Weather Creek
Fence: Barbed Wire, Cross Fenced, Wire, Perimeter

Sub Agent %: 0.00	Buyer Agent %: 3.00	Sub Agency Non-MLS Fee: 0.00	Buyer Agency Non-MLS Fee: 3.00
TrmsFin: Cash, Conventional	Possessn: Closing/Funding	Var Rate: No	Excl Agy: No

Escrow Agent: Clear Titles of Mason
Attorney:
Refer to MLS#:
Location/Directions: Approx. 5 miles NE of Mason on Old Pontotoc Rd. Property is first tract to the right or east of Old Pontotoc Rd. after the creek crossing (Little Willow Creek).
Owner: Old Pontotoc Road Trust

Legal Description: 32.07 acres of land being out of Fisher & Miller Survey No. 392, Abstract No. 264

Instructions: Contact Listing Office or Agent to schedule appointment.

Public Remarks: Small acreage in the country just minutes from town. Ag exempt with no restrictions. Land is gently rolling with deep sandy loam soils, large post oaks trees, mesquite, brush and partially open in areas of former improved pasture. Small pond and creek runoff across property. 80 GPM main well (per log) and windmill well. Older 3/1 farm house (1375 sq ft.) needs some restoration but holds a lot of charm and potential. All electric, no central heat & A/C. 2 room, below ground concrete bunker also on the property could be used as cellar or storm shelter. Perimeter fenced.

Agent Remarks: Center of property has a nice rise near mature trees that would make for a great new home site. Subject property has 2 access entrances off Old Pontotoc Rd. (county maintained). Entrance from the north is by easement road over 20 acre tract that could be purchased separately or together.

Withdraw Comments:

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Office Broker's Lic #: 0233410			

Listing Office: Lehmborg Realty (#94)
Main: (325) 347-5360
Fax: (325) 347-6651
Mail Address 1: P.O. Box 417
Mail City: Mason
Mail Zip Code: 76856

Listing Agent: Will Lehmborg (#7)
Agent Email: will@lehmborgrealty.com
Contact #: (325) 347-5360
License Number: 0657358

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