


Customer Full - Lots & Acreage

MLS#: 14253210	Active	<u>TBD Self RD</u>	Olney	76374	LP:	\$100,972
	Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$112,367
	Area:	94/1				
	Subdv:	28.849Ac Abstract No 560, out of 157.692 ac			\$ / Acre:	\$3,530.49
	County:	Young	Lake Name:			
	Country:	United States				
	Parcel ID:	299	Plan Dvlpmnt:			
	Lot: 6	Block: 100	Legal:			
	Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	
	# of Lots:	1	Lots Sold Sep:		Lots Sld Pkg:	
	Road Frontage:		Feet to Road:		Road Asmt:	No
	Land SqFt:	1,245,816 /			\$/Lot SqFt:	\$08
	Acres:	28.600	Lot Dimen:		Subdivided:	Yes
	HOA:	None	HOA Dues:		Will Subdiv:	Subdivided
					Senior Community Y/N:	
Crop Retire Prog:			# Lakes:		Pasture Acres:	
Land Leased:			# Tanks/Ponds:		Cultivated Acres:	
AG Exemption: Yes			# Wells:		Bottom Land Acres:	
			# Wtr Meters:		Irrigated Acres:	

School Dist:	Olney ISD				
Elementary School:	Olney	Middle School:		High School:	Olney
Primary School:		Intermediate School:		Junior High School:	Olney

Lot Description:	Acreage, Heavily Treed	Restrictions:	None
Lot Size/Acreage:	10 Acres to 49.99 Acres	Easements:	Pipe Line
Present Use:	Agriculture	Documents:	Aerial Photo, Survey
Proposed Use:	Agriculture, Hunting/Fishing	Type of Fence:	Barbed Wire
Zoning Info:	Not Zoned	Exterior Buildings:	
Development:	Unzoned	Barn Information:	
Street/Utilities:	Outside City Limits	Common Features:	
Other Utilities:	Electric Avail. On Site	HOA Includes:	
Topography:	Level, Rolling	Miscellaneous:	
Road Frontage Desc:	County	Special Notes:	Aerial Photo
Crops/Grasses:	Hardwood Timber, Native, Softwood Timber	Proposed Financing:	
Soil:	Unknown	Possession:	Closing/Funding

Property Description: **Seller is now offering 28.6 plus or minus acres out of Self Grove Ranch which can provide versatile ground for your agricultural needs or recreational get a away. Located approximately 20 minutes to Graham, 40 minutes to Jacksboro, and 90 minutes to the DFW area, this ranch has hard and soft trees, native grasses and evidence of abundant wildlife in and around it. Located on Self Road and not far from pavement, this ranch has nearby electricity & water with approx 685 feet of road frontage. Small acreage in the area is harder to find, don't miss this one. Note tract 6 on survey in pictures**

Public Driving Directions: **Hwy 79 to Self Road.**

List Office Name:	DICKERSON REAL ESTATE	List Agent Name:	PAULA DONAHO
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Prepared By: PAULA DONAHO / DICKERSON REAL ESTATE on 2020-09-07 17:13

YOUNG COUNTY, TEXAS

T.E. & L. CO.
SURVEY NO. 77,
ABSTRACT NO. 353

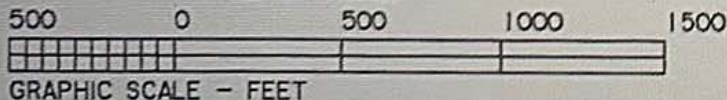
Pipeline easement recorded in Volume 1188,
Page 1858 of the Official Public Records of
Young County, Texas.
Pipeline easement states that the pipeline will
follow the existing fence line, & states that the
pipeline will stay within 3' of the fence line.

T.E. & L. CO.
SURVEY NO. 314,
ABSTRACT NO. 561

942/365

LAWSON LAND SURVEYING, LLC
J. G. LAWSON JR.
REGISTERED PROFESSIONAL

LAND SURVEYOR
191 DIANNA DR. GRAHAM, TEXAS 76450
(940) 521-2455
Firm No. 10128000



T.E. & L. CO. SURVEY NO. 76, ABSTRACT NO. 352

POINT OF BEGINNING

Found 1/2" Iron Rod

Pipeline Markers
NWC of Survey

S 89°40'42"E

1851.65'

Found 3/8" Iron Rod

Fence

1191/4992

Tank Battery Area

S 89°40'42"E 1834.88'

Easement recorded in Volume 1188, Page 1858
does affect 28.842 acres.

TRACT 1
28.842 ACRES

TRACT 6
28.849 ACRES

942/365

N 89°35'08"W 1842.12'

S 89°35'08"E 1842.12'

Set 3/8" Iron Rod

T.E. & L. CO. SURVEY NO. 313, ABSTRACT NO. 560

TRACT 2
25.00 ACRES

TRACT 5
25.0 ACRES

NOTE: Easement recorded in Volume 559, Page 857 does
affect all of the 157.692 acre, Parent Tract.

Parent Tract, 157.692 acres, recorded in
Instrument No. 17001795 of the Official
Public Records of Young County, Texas.

TRACT 3
25.0 ACRES

TRACT 4
25.0 ACRES

N 89°27'39"W 1854.62'

Found 3/8" Iron Rod

POINT OF BEGINNING

Found 3/8" Iron Rod

N 89°27'39"W 1851.48'

Found 3/8" Iron Rod

753/443

Jerry Henning
970/407

T.E. & L. CO.
SURVEY NO. 65,
ABSTRACT NO. 341

Found 3/8" Iron Rod

NEC of Survey
POINT OF BEGINNING

ALT MILLER

POINT OF BEGINNING

Found 3/8" Iron Rod

T.E. & L. CO.
SURVEY NO. 64,
ABSTRACT NO. 340

POINT OF BEGINNING

Found 3/8" Iron Rod



This plat represents a survey made on the ground by me or under my
direct supervision on August 8, 2018. There are no encroachments,
conflicts, protrusions or visible or apparent easements, except as
shown on the plat.

J. G. LAWSON JR.

Revised: January 3, 2020
Revised: May 14, 2018
Revised: August 8, 2018
Date: June 8, 2017
File: T313
Job: TEL313-2