

# Cross Property Customer 360 Property View

TBD FM 2318, De Leon, Texas 76444

Listing

MLS#: **14577325** \$ **Active** **TBD FM 2318** **De Leon** **76444** LP: **\$906,250**



Category:	<b>Lots &amp; Acreage</b>	Type:	<b>LND-Farm/Ranch</b>	Orig LP:	<b>\$800,000</b>
Area:	<b>81/6</b>			\$ / Acre:	<b>\$7,250.00</b>
Subdv:	<b>None</b>	Lake Name:			
County:	<b>Comanche</b>	Plan Dvlpmnt:			
Country:	<b>United States</b>	Legal:			
Parcel ID:	<b>A00639</b>	MUD Dst:	<b>No</b>	Unexempt Taxes:	
Lot:					
Block:					
Multi Prcl:	<b>No</b>				
# of Lots:		Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:		Feet to Road:		Road Asmt:	
Land SqFt:	<b>5,445,000 /</b>			\$/Lot SqFt:	<b>\$17</b>
Lot Dimen:		Acres:	<b>125.000</b>	Subdivided:	<b>No</b>
HOA:	<b>None</b>	HOA Dues:		Will Subdiv:	<b>No</b>
				Senior Community Y/N:	
Crop Retire Prog:		# Lakes:		Pasture Acres:	<b>125.000</b>
Land Leased:	<b>No</b>	# Tanks/Ponds:	<b>2</b>	Cultivated Acres:	
AG Exemption:	<b>Yes</b>	# Wells:	<b>3</b>	Bottom Land Acres:	
		# Wtr Meters:		Irrigated Acres:	

School Dist: **De Leon ISD**  
Elementary School: **Deleon** Middle School: **Perkins** High School: **Deleon**

Lot Description:	<b>Acreage, Creek, Tank/ Pond</b>	Restrictions:	<b>No Known Restriction(s)</b>
Lot Size/Acreage:	<b>Over 100 Acres</b>	Easements:	
Present Use:	<b>Agriculture, Cattle</b>	Documents:	
Zoning Info:	<b>Agricultural</b>	Exterior Buildings:	
Development:	<b>Unzoned</b>	Barn Information:	
Street/Utilities:	<b>Asphalt, Well</b>	Common Features:	
Other Utilities:	<b>Co-op Electric</b>	HOA Includes:	
Topography:	<b>Bottom, Flood Plain</b>	Miscellaneous:	
Road Frontage Desc:	<b>Asphalt</b>	Special Notes:	
Crops/Grasses:		Proposed Financing:	<b>Cash, Conventional, Federal Land Bank</b>
Soil:	<b>Sandy Loam</b>	Possession:	<b>Closing/Funding</b>

Property Description: **Seller is ready to sell, price reduced!!! A cattleman's dream!!! If you are looking for a cattle raising and hay making property with Turkey Creek running through it, then look no further. This property boasts excellent coastal, large pecan trees, a set of working pens, a hydraulic working chute, two nice sized tanks, two water wells, sub irrigation due to the water table being so close to the surface, newer fencing, and highway frontage. This acreage is ready to go – the perfect cattle ranch with an abundance of coastal hay.**

Public Driving Directions: **From De Leon, take Hwy. 587 towards Rising Star, turn left on FM 2318. Property gate will be on the left after about 3 miles. Gate will be across from county road 465.**

List Office Name: **DONAHO REAL ESTATE GROUP** List Agent Name: **Shannon Prescott**

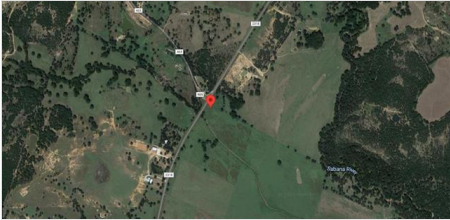
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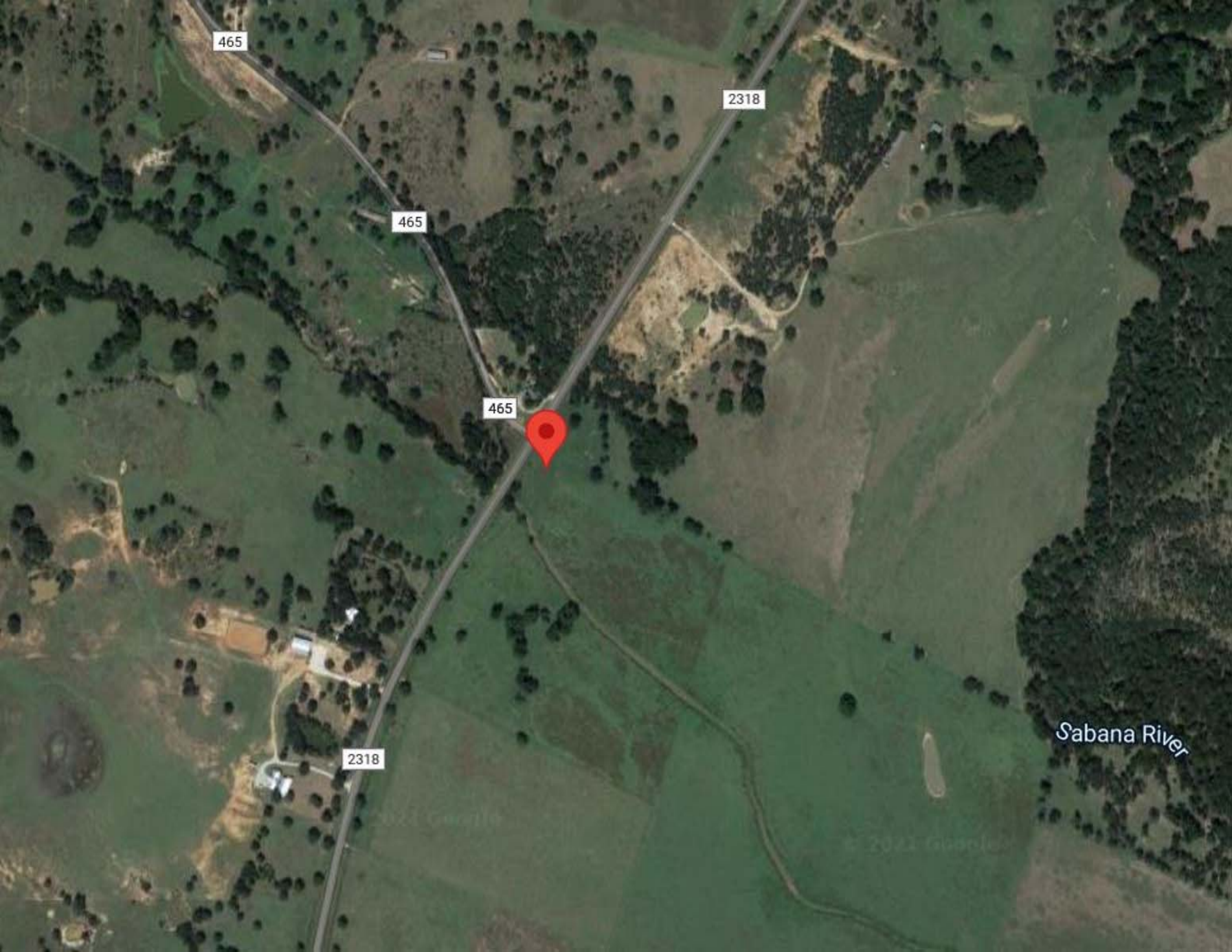
Photos











465

2318

465

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Sabana River



