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1734878

RED BARN REALTY
P. O. BOX 355
JEWETT, TX 75846
(903) 626-6677

PROP. ID 811379

PROPERTY DATA SHEET

ACREAGE:

93.25 ac. acres Lot AB 163 HR Cartwell

PRICE:

1,138,995.00 Terms

MINERALS:

Seller agrees to convey ☒ % of the oil & gas minerals.

Seller agrees to convey ☒ % of the other minerals.

Reserved by all of record
prior owners all of record

Subject property () is () is not presently under an oil and gas lease.

Subject property () is () is not presently under a coal and lignite lease.

ACCESS:

Subject property has ingress & egress via:

☒ Public road, FM 39

☒ Deed easement out wide out

() Subject property is land locked, no deeded easement.

() A. Title policy issued by

() B. The Trustee on any Seller

Financed Note shall be

SURVEY:

() A. No survey is required

☒ B. Seller shall furnish to Buyer Seller's existing survey of the property dated

June 18 2022

() C. A survey of the property dated subsequent to the effective date of a contract which shall be furnished within _____ days from the effective date of contract showing the boundaries and visible conditions along the boundaries, perimeter fences, easements, right of way, roadways and computation of area, which shall be furnished and at the expense of () Seller () Buyer by a mutually acceptable Public Surveyor licensed by the State of Texas.

() D. Surveyor

WATER:

☒ Seller agrees to convey ownership to the water meter with all fees paid. Proration of the water bill shall be made on the basis of the bill of the previous month.

☒ All transfer fees will be paid by the buyer.

LAND TYPE:

☒ Pasture _____ % +/-

☒ Wooded _____ % +/-

() Creeks _____ () Lakes _____

☒ Soil sandy loam

IMPROVEMENTS:

Land presently used for: ☒ Residential ☒ Ranching

☒ Crop Farming ☐ Recreation/Hunting

☒ Home ☐ Mobile Home

☐ Home ☐ Double Wide Mobile Home

Approx. heated/cooled sq. ft. 2722 outside dimensions

Total Rooms 14 Living Room Size 17x19.5 Total Baths 2 1/2

Total Bedrooms 4 #1 Size 13.7x78 #2 Size 11.5x12 #3 Size 12x14

☒ Air Cond.

☒ Dining

☒ Brick

☒ Heat

☒ Breakfast

☒ Frame

☒ Water

☒ Living Room

☒ Slab

☒ Electricity

☒ Kitchen

☒ Pier & Beam

☒ Telephone

☒ Fireplace

☒ Barns

() City Gas

() Garage

() Sheds

() Propane

() Carport

() Corrals

() Sewer

☒ Utility Room

() Other

☒ Septic Tank

() Other

() Other

SCHOOL DISTRICT:

Leon ISD

TAXES:

County \$ 2954.22 School \$ 5893.54 City \$ NA

Note:

All information furnished concerning this property has been obtained from sources deemed reliable, and is believed to be correct, but no responsibility is assumed therefore; and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.