

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

TBD Fm 39N
Jewett
prop-ID 714933

PROPERTY DATA SHEET

ACREAGE:

41.63 acres Lot AB 163 HR Cartwell

PRICE:
MINERALS:

415,000.00 Terms _____

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 N frontage
☒ Deed easement _____ wide
() Subject property is land locked, no deeded easement.
() A. Title policy issued by Leon
() 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
_____, 19 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:
Coop water @ road
LAND TYPE:

☒ 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.
() Pasture _____ % +/-
() Wooded _____ % +/-
() Creeks _____ () Lakes 0
() 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. NA outside dimensions _____
Total Rooms _____ Living Room Size _____ Total Baths _____
Total Bedrooms _____ #1 Size _____ #2 Size _____ #3 Size _____

() Air Cond.	() Dining	() Brick
() Heat	() Breakfast	() Frame
☒ Water <u>at road</u>	() Living Room	() Slab
☒ Electricity <u>at</u>	() Kitchen	() Pier & Beam
() Telephone	() Fireplace	() Barns
() City Gas	() Garage	() Sheds
() Propane	() Carport	() Corrals
() Sewer	() Utility Room	() Other
() Septic Tank	() Other	() Other

SCHOOL DISTRICT:

TAXES:

County \$ 11.43 , School \$ 28.21 , 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.

PLATMAP

Borrower: Allen & Brandt Stevens
 Property Address: 41.63 Acres, FM 38
 City: Jewett
 Lender: Farmers State Bank

File No.: 18092
 Case No.:
 State: TX
 Zip: 75845

