



For Sale on Market

\$549,000

Call (903) 626-6677 Today!

GENERAL DESCRIPTION

Subdivision: na

Property Type: Country Homes/Acreage - Free Standi

Bedrooms: 3

Baths: 2 Full

Style: Ranch

Year Built: 2016

Building Sqft: 1,923 / Seller

Lotsize: 150,718 / Appraisal District

Market Area: Normangee/Marquez Area

MLS# / Area: 77871964 / 63

8750 STATE HIGHWAY 7 W, JEWETT, TX 75846 3 BEDS, 2 FULL BATH(S)

Charming 3-bedroom, 2 bath custom stone home with an added loft and amazing details throughout like a claw foot tub and master bedroom with French doors leading out onto the patio. The large eat-in country kitchen with bay windows, marble countertops and stainless appliances opens to the family room where you'll find tall ceilings, a wood burning stone fireplace, and an office/study. Out back you'll enjoy the covered outdoor dining area just off the inground pool. For the man of the family there are 3 outbuildings: a 16x30 shop on slab, a 30x40 metal building with an RV plug, and a 23x24 finished storage building with electricity. This home has solar panels on the backside of the roof, a boost for low consumption of electricity. The property is conveniently located near the intersection of Hwy 7 and Hwy 39 in the Robbins community which makes for an easy commute in multiple directions.

Get in touch
Brenda Thomas



(903) 626-6677

Red Barn Realty
(903) 626-6677

8750 State Highway 7 W, Jewett, TX 75846

Visit <https://www.har.com/77871964> for more information

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

PROPERTY DATA SHEET

ACREAGE:

3.410+/- acres Lot _____

PRICE:

\$ 549,000 Terms Cash or New Loan

MINERALS:

Seller agrees to convey 8% % of the oil & gas minerals.
Seller agrees to convey 8% % of the other minerals.

Reserved by All of record
prior owners _____

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, 8150 Hwy 7 Jewett
 Deed easement wide
 Subject property is land locked, no deeded easement.
 A. Title policy issued by Guaranty Title Company
 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_____
 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:

CRWS

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 _____, _____ % +/-
伍德ed _____, _____ % +/-
 Creeks _____ () Lakes _____
 Soil _____

IMPROVEMENTS:

- Land presently Residential () Ranching
 used for: () Crop Farming Recreation/Hunting
 () Home Mobile Home
 () Home Double Wide Mobile Home

Approx. heated/cooled sq. ft. _____, outside dimensions _____

Total Rooms _____ Living Room Size _____ Total Baths 2
 Total Bedrooms 3 #1 Size 16x15 #2 Size 11x11 #3 Size 11x12 + Flex Room

6x8

- Air Cond. () Dining Brick
 Heat () Breakfast Frame
 Water Living Room Slab
 Electricity Kitchen Pier & Beam
 Telephone Fireplace Barns
 City Gas Garage Sheds 3x40 Metal/dirt floor
 Propane Carport Corrals
 Sewer aerobic Utility Room Other Solar panels
 Septic Tank Other shop 16x30 in slab Other 72x24

SCHOOL DISTRICT:

Leon ISD

TAXES:

2022

Note:

(HS Exemption)

County \$ 1203.44, School \$ 2102.51, City \$ 1100.00 Total \$ 3305.95

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.



09-01-2019

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT

8750 Hwy 7

Jewett

(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- Range
- Dishwasher
- Washer/Dryer Hookups
- Security System

- TV Antenna
- Ceiling Fan(s)
- Central A/C
- Plumbing System
- Patio/Decking
- Pool
- Pool Equipment
- Fireplace(s) & Chimney (Wood burning)

Natural Gas Lines

Liquid Propane Gas

Garage: Attached

Garage Door Opener(s):

Water Heater:

Water Supply: City *Concord Robbins*

Roof Type: METAL

- Oven
- Trash Compactor
- Window Screens
- Fire Detection Equipment
- Smoke Detector
- Smoke Detector-Hearing Impaired
- Carbon Monoxide Alarm
- Emergency Escape Ladder(s)

- Cable TV Wiring
- Attic Fan(s)
- Central Heating
- Septic System
- Outdoor Grill
- Sauna
- Pool Heater

LP Community (Captive)

Not Attached

Electronic

Gas

Well MUD

- Microwave
- Disposal
- Rain Gutters
- Intercom System
- Satellite Dish
- Exhaust Fan(s)
- Wall/Window Air Conditioning
- Public Sewer System
- Fences
- Spa Hot Tub
- Automatic Lawn Sprinkler System
- Fireplace(s) & Chimney (Mock)

Gas Fixtures

LP on Property

Carport

Control(s)

Electric

Co-op

Age: _____ (approx.)
Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? Yes No Unknown. If yes, then describe. (Attach additional sheets if necessary):

TREC No. OP-H

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?* Yes No Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary):

* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

Interior Walls

Exterior Walls

Roof

Walls/Fences

Plumbing/Sewers/Septics

Other Structural Components (Describe): _____

Ceilings

Doors

Foundation/Slab(s)

Driveways

Electrical Systems

Floors

Windows

Sidewalks

Intercom System

Lighting Fixtures

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

Active Termites (includes wood destroying insects)

Termite or Wood Rot Damage Needing Repair

Previous Termite Damage

Previous Termite Treatment

Improper Drainage

Water Damage Not Due to a Flood Event

Landfill, Settling, Soil Movement, Fault Lines

Single Blockable Main Drain in Pool/Hot Tub/Spa*

Previous Structural or Roof Repair

Hazardous or Toxic Waste

Asbestos Components

Urea-formaldehyde Insulation

Radon Gas

Lead Based Paint

Aluminum Wiring

Previous Fires

Unplatted Easements

Subsurface Structure or Pits

Previous Use of Premises for Manufacture of
Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

*A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are aware)
 No (if you are not aware). If yes, explain. (Attach additional sheets if necessary):

6. Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.

Present flood coverage

Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir

Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
- Located wholly partly in a floodway
- Located wholly partly in a flood pool
- Located wholly partly in a reservoir

If the answer to any of the above is yes, explain. (attach additional sheets if necessary):

*For purposes of this notice:

"100-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;
(B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and
(C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and
(B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.)

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?* Yes No. If yes, explain (attach additional sheets as necessary):

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? Yes No. If yes, explain (attach additional sheets as necessary):

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

N Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N Any lawsuits directly or indirectly affecting the Property.

N Any condition on the Property which materially affects the physical health or safety of an individual.

N Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

10. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act of the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

Landan Ware
Signature of Seller
Landan Ware

11/4/22
Date

Becky Ware
Signature of Seller
Becky Ware

11/4/22
Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2019. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. OP-H

TREC No. OP-H



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

8750 Hwy 7
Jewett, TX 75846

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown

- (2) Type of Distribution System: _____ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____

- (4) Installer: harry lynch Unknown
- (5) Approximate Age: 6 yrs Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Yes No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard" on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? Yes No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.


Signature of Seller
Landan Ware

11/4/22
Date


Signature of Seller
Becky Ware

11/4/22
Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date