

PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 48.977 ACRES AND IMPROVEMENTS
LOCATED IN THE J.S. MANCHA SURVEY A-476
11710 CR 2902
EUSTACE, HENDERSON COUNTY, TEXAS



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- I. Location: 11710 CR 2902, Eustace, TX
Directions: Take Hwy 175 NW toward Eustace, just before entering Eustace turn right (north) on CR 2904, follow CR 2904 1 mile & cross FM 2709, continue north on CR 2904 1.1 miles to CR 2906, turn right (northeast) and follow CR 2906 approximately .9 mile to merge onto CR 2902, veer right (east) and ranch will be on the left just after merge.

- II. Asking Price: **SEE WEBSITE**

- III. Financing Information:
 - A. Existing - Treat as clear
 - B. Terms:
 - 1. Cash
 - 2. Third Party Financing

- IV. Property Description:
 - A. Improvements:
 - 1. Main Dwelling
 - a. Approximately 1,848 sq. ft. (per HCAD) Doublewide Manufactured Home
 - b. 3 bedrooms, 2 baths
 - c. 2 living areas (one with WBFP)
 - d. Kitchen / Dining area with built-ins
 - e. Metal roof and vinyl siding exterior
 - f. Covered back deck and 1 car carport
 - g. Pickett fence in front yard
 - h. Long gravel drive and parking area
 - i. Central air and heat (electric)
 - j. Situated on the banks of a 3 acre lake
 - 2. Guest House
 - a. 792 sq. ft., 1950's frame home (recently renovated)
 - b. 2 bedrooms, 1 bath
 - c. Kitchen / Dining combo
 - d. Frame exterior and metal roof

- e. Pier and beam foundation
 - f. Central air and heat
 - 3. Storage Building
 - a. 1,200 sq. ft. metal building
 - b. Overhead and man doors
 - c. Slab foundation
 - d. Metal roof and side walls
 - 4. Wells (2)
 - 5. Tractor shed (wood and tin)
 - 6. Fenced and cross fenced
- B. Terrain-
 - 1. Soil - Sandy / loamy & clay
 - 2. Rolling
 - 3. Mostly pasture
 - 4. Wooded areas and scattered trees
- C. Road Frontage - 500 ft on CR 2902
- D. Water sources -
 - 1. Two private wells
 - 2. Two lakes
 - 3. Three ponds
 - 4. A creek
- E. Other information
 - 1. Electric - TVEC
 - 2. Sewer - Septic
 - 3. Water - Private well
 - 4. Telephone - BrightSpeed
 - 5. Satellite - Star Link
 - 6. Easements - Subject to all visible & apparent easements & any easements of record.
 - 7. Restrictions - Subject to any restrictions of record

Note:** ***Broker does not warrant utilities. Broker advises any prospective Buyer to verify availability of utilities with various utility companies.

- V. Taxing Authorities and Taxes:
 - A. Henderson County Road and General
 - B. Eustace Independent School District
 - C. Total Taxes: Approximately \$1,800 per year, per Henderson County Appraisal District

Note:** ***Prospective Buyer is hereby given notice that the property could be subject to a Roll Back tax and Broker advises any prospective Buyer to contact the Henderson County Appraisal District. Exemptions may apply.

VI. Minerals:

- A. Oil and Gas - None go with sale. Owner to reserve all oil, gas, and liquid hydrocarbons owned. Subject to owner predecessors in title to all oil, gas and liquid hydrocarbons.
- B. Surface Minerals - Seller to convey 100% of all surface minerals owned. Surface minerals including but not limited to clay, lignite, iron ore, top soil, sulphur or any mineral which if mined is done by surface mining operations.

VII. Easements:

- A. Oil and gas easements and any other visible and apparent easements.

****Note: This material is based upon information, which we, consider reliable, but because third parties have supplied it, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, changes of price or withdrawal without notice.***

















