

10025 CR 3508 MURCHISON, TEXAS 75758



PROPERTY INFORMATION BROCHURE ON: 10025 CR 3508, Murchison, TX 75758

Location: Approx. 12.466 acres and improvements located in TR 331, ABA 434 in the J Lawson Survey known as 10025 CR 3508, Murchison, TX 75758.

- A. Directions: From Murchison, take HWY 31 east, left on FM 1803, right on CR 3508, property on left.
- B. GPS Location:
 - 1. Latitude: 32.2941415
 - 2. Longitude: -95.6915362

II. **SEE WEBSITE FOR PRICING**

III. Financing Information:

- A. Existing—Treat as clear
- B. Terms—
 - 1. Cash
 - 2. Conventional

IV. Property Description:

Approx. 12.5 acres with pond, creek, and modular home located just east of Murchison. This property is mostly wooded with some open areas, walking trails, plenty of wildlife, and is completely fenced. The modular home is approx. 1612 sqft and features open living space, split bedroom floorplan, plenty of storage, 3 bed, 2 bath, all electric appliances, covered patio, and more. A quick drive from Tyler and Dallas, this unrestricted property offers privacy and would be great for permanent living, a weekend getaway or hunting retreat.



- B. Terrain-
 - 1. Soil—Sandy loam
- C. Water Source
 - 1. Leagueville Water Supply (903-852-6410)
 - 2. Pond and creek on property.
- D. Other Information –
 - 1. Electric—TVEC (972-932-2214)
 - 2. Sewer— aerobic septic system

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

- 6. Easements—Subject to all visible and apparent easements and any easements of record.

Powerline easement

Pipeline easement

- 7. Restrictions—Subject to any restrictions of record.

V. Taxing Authority and Taxes:

- A. Henderson County
- B. Brownsboro Independent School District

Total Estimated Taxes – Approximately \$388.98 per owner (with exemptions in place at this time. Approximately \$3,447.60 without exemptions.).

****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 consult the Henderson County Appraisal District.**

VI. Minerals:

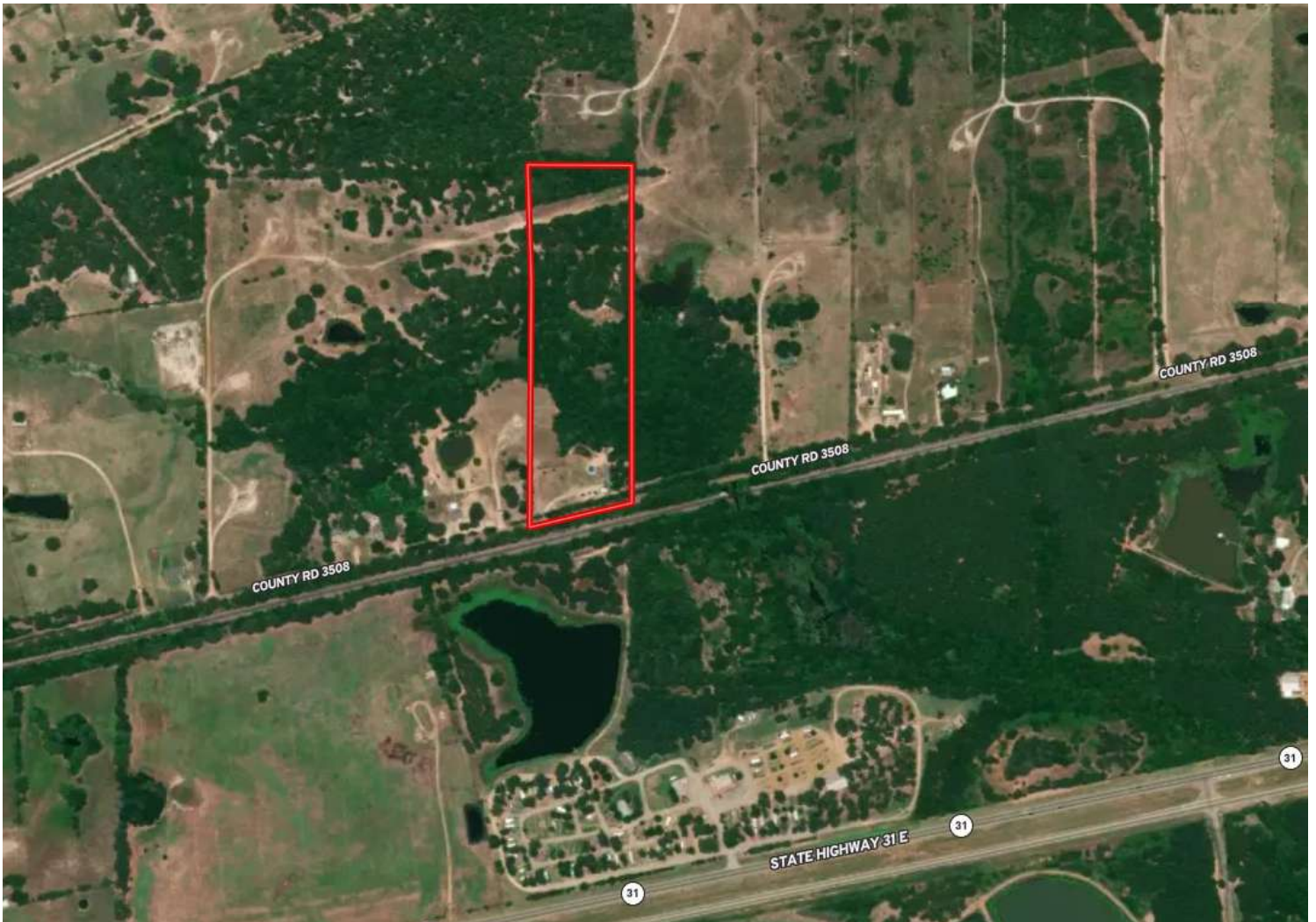
- A. Oil, Gas, and Other Minerals—Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller's predecessors in title.
- B. Surface Minerals—100% of all surface minerals owned to be conveyed. Surface minerals including but not limited to clay, lignite, iron ore, top soil, Sulphur or any mineral which if mined is done by surface mining operations.

**** NOTE: This material is based upon information which we consider reliable, but because it has been supplied by third parties, 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, change of price or withdrawal without notice.**



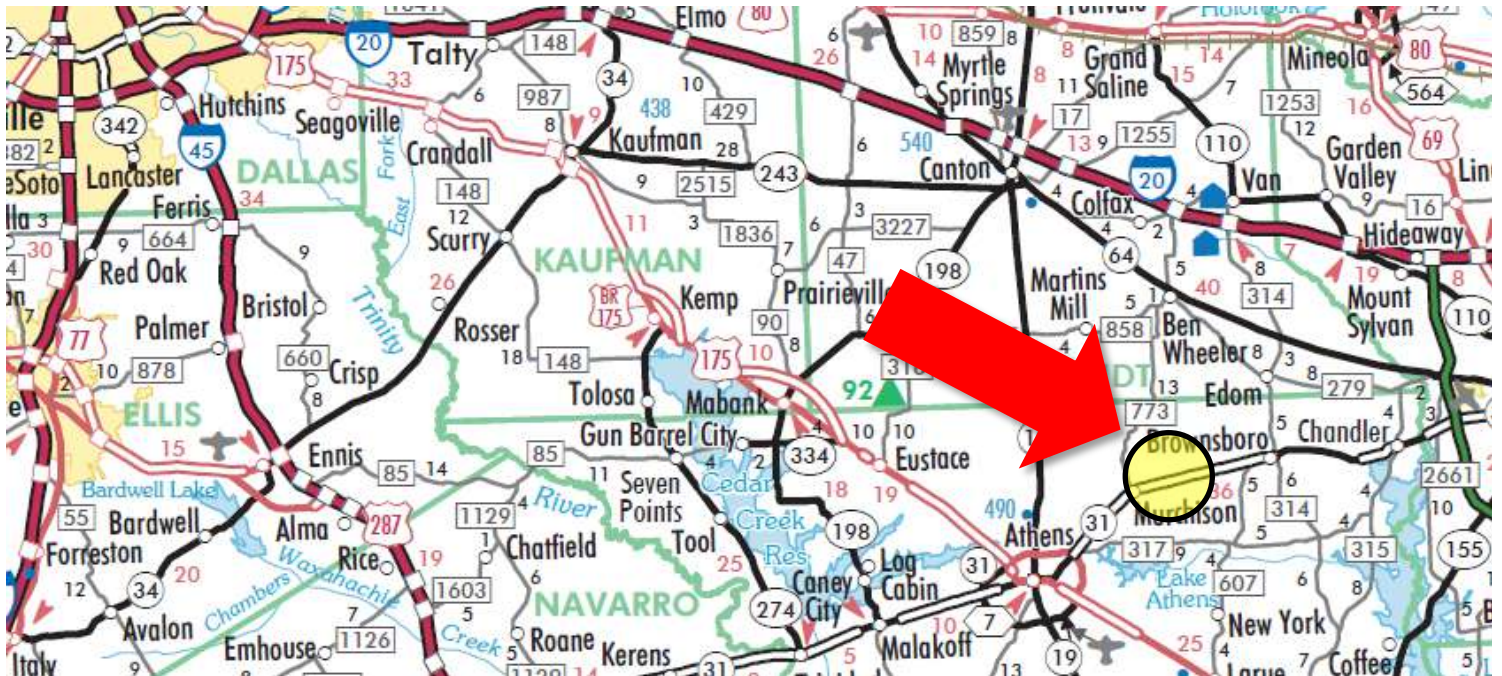


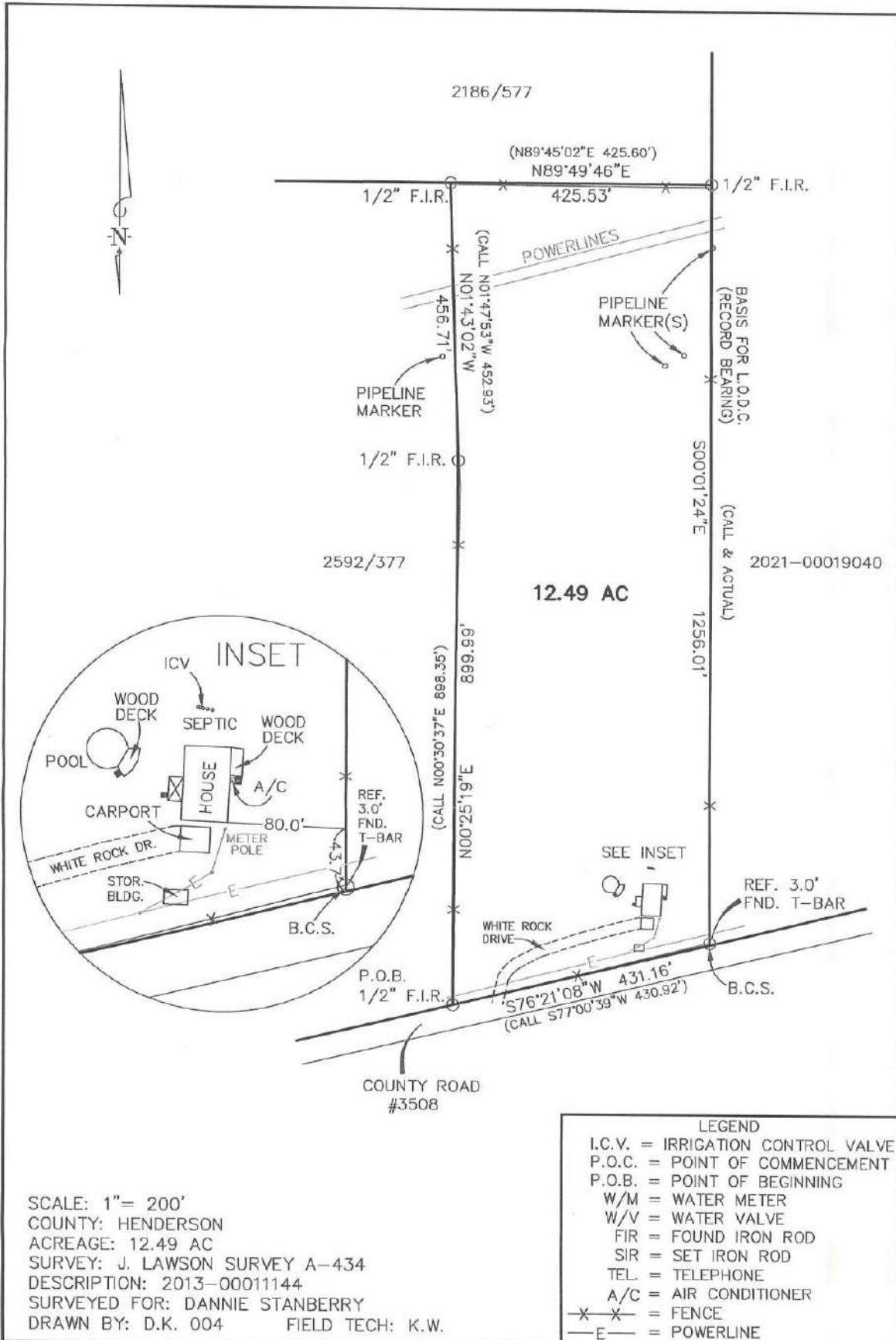




PROPERTY FEATURES INCLUDE:

- Approx. 12.49 acres
- Built in 2014 per HCAD
- Approximately 1612 square feet per HCAD
- 3 bed, 2 bath
- Pier and beam foundation
- Central electric heat and air
- Electric water heater
- Co-Op Water
- Brownsboro School District
- Washer and dryer connections
- Septic system
- Pond and creek
- Fenced
- Utilities in place
- Already ag exempt





I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision.
This the 8th Day of April, 2022.

Mark Ferrell
Mark Ferrell
Registered Professional Land Surveyor
Number 4373

HEARN SURVEYING ASSOCIATES
FIRM NUMBER: 10019900
108 W TYLER ST
ATHENS, TX 75751-2045
(903) 675-2858
800-432-7670

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

STANBERRY TRACT
12.49 ACRES

FIELD NOTES

J. LAWSON SURVEY
ABSTRACT 434

HENDERSON COUNTY

All that certain lot, tract, or parcel of land situated in the J. Lawson Survey Abstract 434, Henderson County, Texas, and being all of a called 12.47 acre tract described by deed recorded in Instrument 2013-00011144 of the Deed Records of Henderson County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at a found 1/2" iron rod for the southwest corner of this tract and the southwest corner of the above mentioned 12.47 acre tract located in the north margin of County Road 3508;

THENCE with the west line of this tract North 00°25'19" East a distance of 899.99 feet to a found 1/2" iron rod and North 01°43'02" West a distance of 456.71 feet to a found 1/2" iron rod for the northwest corner of this tract;

THENCE North 89°49'46" East a distance of 425.53 feet to a found 1/2" iron rod for the northeast corner of this tract;

THENCE with the line of directional control South 00°01'24" East a distance of 1256.01 feet to the southeast corner of this tract located in said north margin of County Road 3508; Witness: North 00°01'24" West a distance of 3.0 feet, a found T-Bar.

THENCE with said north margin South 76°21'08" West a distance of 431.16 feet to the place of beginning and containing 12.49 acres of land.

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground. Witness my hand and seal at Athens, Texas, this the 8th day of April, 2022.

Mark Ferrell
Registered Professional Land
Surveyor Number 4373
Firm No. 10019900

