



For Sale on Market

\$681,975

Call (903) 626-6677 Today!

GENERAL DESCRIPTION

Subdivision: na

Property Type: Country Homes/Acreage

Lotsize: 4,573,800 / Other

Market Area: Buffalo Area

MLS# / Area: 38876225 / 63

TBD FM 1469, MARQUEZ, TX 77865

Craving a country retreat? Look no further! Here is an offering of approximately 105 acres located on FM 1469 in Marquez. The property is partially fenced with 2 ponds and a nice mixture of good grazing grasses and woods. Will be perfect for cattle, ATVing and/or hunting. With 2 ponds there will be no shortage of wildlife. It doesn't seem like it right now, but hunting season will be upon us before you know it! BONUS...you will be just minutes away from Lake Limestone. Community water and electricity are available.

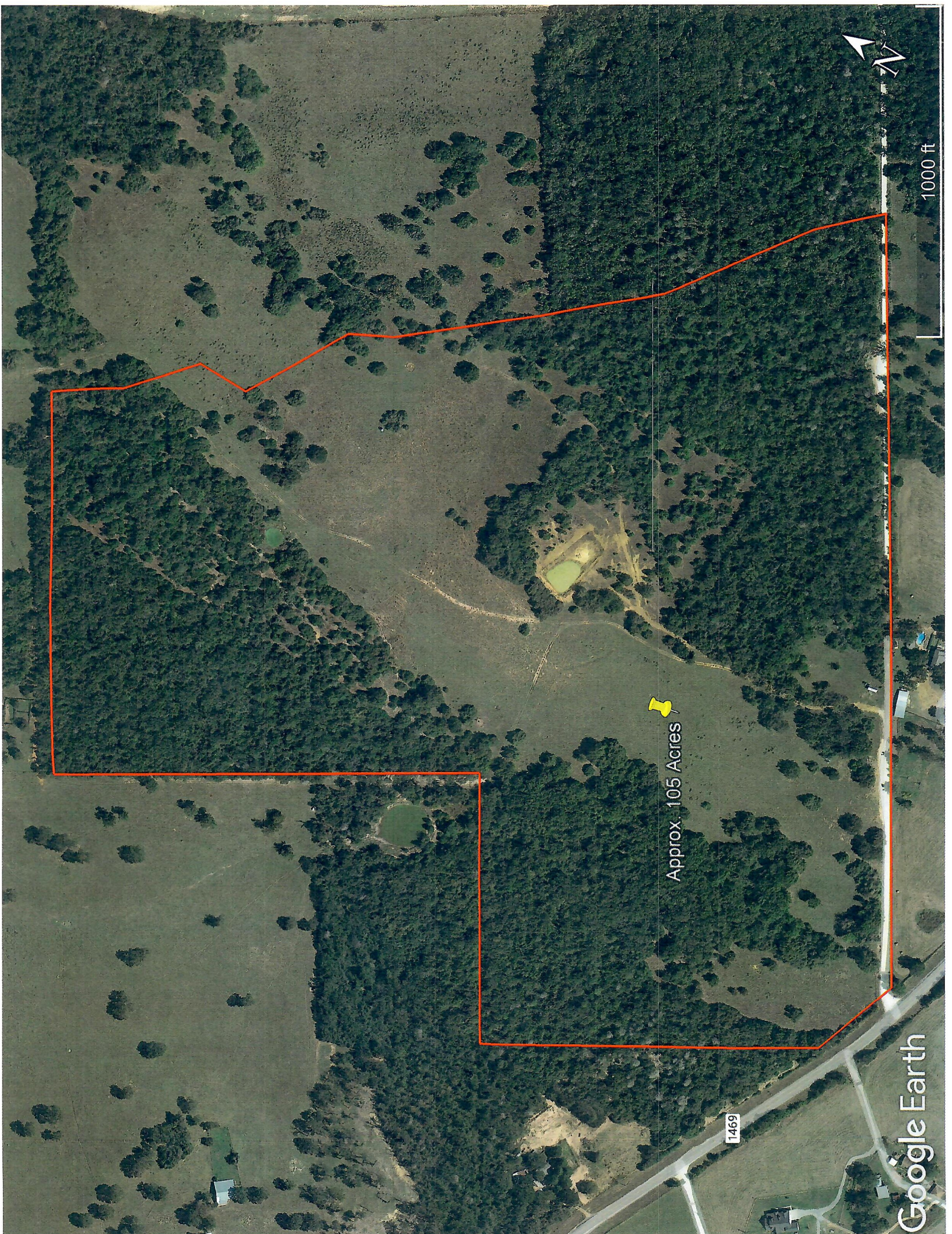
**Get in touch
Brenda Thomas**

(903) 626-6677

Red Barn Realty
(903) 626-6677

TBD FM 1469, Marquez, TX 77865

Visit <https://www.har.com/38876225> for more information



Approx. 105 Acres

1469

1000 ft

Google Earth

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

PROPERTY DATA SHEET

ACREAGE:

105 ac +/-

acres lot

W.C. Burkson Survey A-142

PRICE:

\$ 734,475 (\$6995)

Terms: Cash or New loan

MINERALS:

Seller agrees to convey NONE % of the oil & gas minerals.

Seller agrees to convey NONE % of the other minerals.

Reserved by All of second
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, FM 1469

☐ Deed easement _____ wide _____

☐ Subject property is land locked, no deeded easement.

☒ A. Title policy issued by _____

☐ B. The Trustee on any Seller

Financed Note shall be _____

SURVEY:

Needed

☐ 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

☐ 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 Ponds (3)

☐ Soil _____

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 _____

Total Bedrooms _____ #1 Size _____ #2 Size _____ #3 Size _____

☐ Air Cond. ☐ Dining ☐ Brick

☐ Heat ☐ Breakfast ☐ Frame

☐ Water ☐ Living Room ☐ Slab

☐ Electricity ☐ Kitchen ☐ Pier & Beam

☐ Telephone ☐ Fireplace ☐ Bams

☐ City Gas ☐ Garage ☐ Sheds

☐ Propane ☐ Carport ☐ Corals

☐ Sewer ☐ Utility Room ☐ Other

☐ Septic Tank ☐ Other

SCHOOL DISTRICT:

Leon ISD

TAXES:

County S School 8

Note:

TBD

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.