



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, ATVs 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



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:
MINERALS:

\$ 134,475 (\$6995)

Terms Cash or New loan

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

A. Public road, FM 1469
 B. Deed easement wide
 C. 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

Community Water
Available
(CRWSC)

WATER:
LAND TYPE:

IMPROVEMENTS:

Electricity
Available

SCHOOL DISTRICT:

TAXES:

Note: TBD

Land presently used for:	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Ranching
	<input type="checkbox"/> Crop Farming	<input checked="" type="checkbox"/> Recreation/Hunting
	<input type="checkbox"/> Home	<input type="checkbox"/> Mobile Home
	<input type="checkbox"/> Home	<input type="checkbox"/> 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
<input type="checkbox"/> Air Cond.	<input type="checkbox"/> Dining	<input type="checkbox"/> Brick
<input type="checkbox"/> Heat	<input type="checkbox"/> Breakfast	<input type="checkbox"/> Frame
<input type="checkbox"/> Water	<input type="checkbox"/> Living Room	<input type="checkbox"/> Slab
<input type="checkbox"/> Electricity	<input type="checkbox"/> Kitchen	<input type="checkbox"/> Pier & Beam
<input type="checkbox"/> Telephone	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Bams
<input type="checkbox"/> City Gas	<input type="checkbox"/> Garage	<input type="checkbox"/> Sheds
<input type="checkbox"/> Propane	<input type="checkbox"/> Carport	<input type="checkbox"/> Corrals
<input type="checkbox"/> Sewer	<input type="checkbox"/> Utility Room	<input type="checkbox"/> Other
<input type="checkbox"/> Septic Tank	<input type="checkbox"/> Other	<input type="checkbox"/> Other

Leon ISD

County S School S W

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.