



For Sale on Market

**\$403,534**

Call (903) 626-6677 Today!

## COUNTRY HOMES/ACREAGE

Check out this beautiful 45.0876 +/- acre property located on County Road 373 near Lake Limestone. This tract boasts paved county road frontage, open pastures and mature woods, and a pond! It is perfect for cattle, hunting, development...you name it. Make this your new homesite or weekend getaway. Being only minutes from Lake Limestone with access to a public park and boat ramp, this one really has it all. Leon County is centrally located between Houston and Dallas making it the perfect location for weekend recreation. Call today!

### GENERAL DESCRIPTION

**Subdivision:** NA

**Property Type:** Country Homes/Acreage

**Lotsize:** 1,964,560

**Market Area:** Buffalo Area

**MLS# / Area:** 84207550 / 63

**Get in touch  
Brenda Thomas**

(903) 626-6677

**Red Barn Realty**

(903) 626-6677

TBD County Rd 373, Marquez, TX 77865

Visit <https://www.har.com/84207550> for more information

Elaine Hamlin & Associates

Gray's Bait and Tackle

Sterling Robertson Park

Limestone Lake Park

Lake Limestone

Approx. 45 Acres

377

366

367

368

369

367

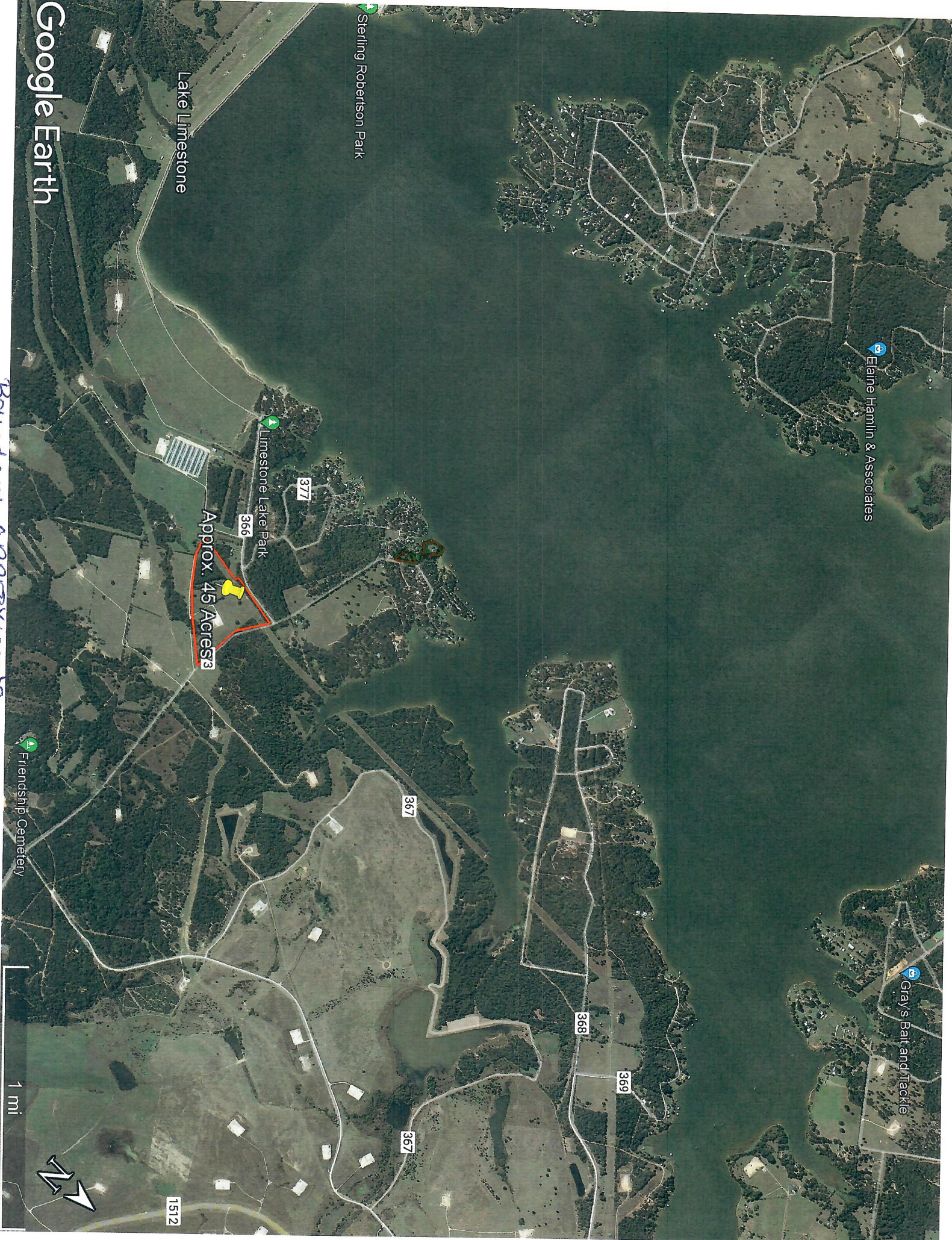
1512

Google Earth

Friendship Cemetery

Boundary approximate

1 mi



Boundaries approximate



366

373

373



Approx. 45 Acres



1000 ft

Google Earth

**RED BARN REALTY**  
**P. O. BOX 355**  
**JEWETT, TX 75846**  
**(903) 628-6677**

**PROPERTY DATA SHEET**

**ACREAGE:**

45.0876 +/- acres

Lot AB 908 & AB 19 HL White & MC Rejon

**PRICE:**  
**MINERALS:**

\$ 403,534.00

Terms Cash or new loan

Seller agrees to convey 0 % of the oil & gas minerals.  
 Seller agrees to convey 0 % of the other minerals.

Reserved by all of record  
 prior owners all of record

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, CR 313  
 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:**

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 well; **WATER:**  
 community water available  
**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 \_\_\_\_\_ % +/- \_\_\_\_\_  
 Wooded \_\_\_\_\_ % +/- \_\_\_\_\_  
 Creeks \_\_\_\_\_ % +/- \_\_\_\_\_  
 Soil \_\_\_\_\_ ( ) Lakes \_\_\_\_\_

**IMPROVEMENTS:**

Land presently used for: ( ) Residential ( ) Ranching  
 ( ) 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 ( ) Barns  
 City Gas ( ) Garage ( ) Sheds  
 Propane ( ) Carpet ( ) Corrals  
 Sewer ( ) Utility Room ( ) Other  
 Septic Tank ( ) Other ( ) Other

**SCHOOL DISTRICT:**

Leon ISD

**TAXES:**

County \$ 10.81, School \$ 24.88, City \$ 2.44 Total: 38.13

**Note:**

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.

2023  
 w/ Ag

Being 45.0876 described Exhibits A, B, C

**FRUE and ASSOCIATES P.C.**

P.O. Box 317  
Centerville, Texas 75833  
903/536-2554

STATE OF TEXAS

COUNTY OF LEON

DECEMBER 23

51.96 ACRES

These notes describe that certain 51.96 acres in the H. L. WHITE SUI Abstract 908, and the M. C. REJON XI LEAGUES, Abstract 19, located in Leon County, Texas being all of "Tract I - 28.28 acres" and "Tract II - 23.79 acres" contained in a Warranty Deed dated December 11, 1997 from Gondal Mul Trustee to Johnny Roy Jones and Kimberly K. Jones and recorded in Volume 982 Page 580 Leon County Official Records; this 51.96 acre tract is described more particularly as follows:

**BEGINNING** at the West corner of "Tract I - 28.28 acres", same being the corner of that "140.537 acres" (recorded in Volume 827 Page 311 LCOR Records) and also being the Southeast right-of-way of County Road 366; found a ½" steel rod at same at a fence corner;

**THENCE** with the Northwest line of "Tract I - 28.28 acres", being for the Southeast right-of-way of County Road 366, North 53°-57'-59" East a distance of 243.87 feet to a ½" steel rod found for angle;

**THENCE** with the Northwest line of "Tract I - 28.28 acres", being a line of the "13.32 acres", North 52°-07'-58" East a distance of 634.31 feet to an interior corner of "Tract I - 28.28 acres"; found a concrete monument same;

**THENCE** with a line of "Tract I - 28.28 acres" and with the Northwest line of "Tract II - 23.79 acres"; North 03°-07'-14" West a distance of 394.51 feet to an exterior corner of "Tract II - 23.79 acres"; found a concrete monument same;

**THENCE** with the West line of "Tract II - 23.79 acres", along an existing fence, North 08°-58'-13" East a distance of 323.94 feet to the North corner of "Tract II - 23.79 acres"; found a 14" Post Oak fence corner at same;

as follows: THENCE with a fence for the North line of "Tract II – 23.79 acres"

North 70°-04'-59" East 46.00 feet to a fence for angle;

South 84°-55'-48" East 437.44 feet to a corner of a power pole angle;

South 85°-11'-55" East 153.62 feet to a ½" steel rod for angle;

THENCE departing from said fence and continuing with the line of "Tract II – 23.79 acres", South 87°-16'-48" East a distance of 660.00 feet to an exterior corner of "Tract II – 23.79 acres" in County Road 373 (centerline of same);

THENCE with a line of "Tract II – 23.79 acres" in County Road 373 (but not the centerline of same), South 85°-28'-10" East a distance of 660.00 feet to the Northeast corner of "Tract II – 23.79 acres", same being an exterior corner of that "28.0683 acres" (recorded in Volume 835 Page 134 LCOR); set a ½" steel rod offset South 31°-31'-18" West 10.00 feet;

THENCE with the upper Southeast line of "Tract II – 23.79 acres" same being a line of the "28.0683 acres", South 31°-31'-18" West a distance of 660.00 feet (called 659.30 feet) to an interior corner of "Tract II – 23.79 acres" set a ½" steel rod at same;

THENCE South 22°-11'-57" East a distance of 113.88 feet to an exterior corner of "Tract II – 23.79 acres", same being an interior corner of "28.0683 acres" in the center of a 60' wide easement (recorded in Volume 835 Page 127 LCOR) set a ½" steel rod offset North 22°-11'-57" West 32.00 feet;

THENCE with the centerline of said 60' wide easement being lines of "Tract II – 23.79 acres" and "Tract I – 28.28 acres", as follows:

South 47°09'-22" West 25.04 feet;

South 46°-59'-34" West 80.69 feet;

South 41°-33'-27" West 245.12 feet;

South 43°-07'-41" West 169.16 feet;

South 49°-42'-19" West 248.15 feet;

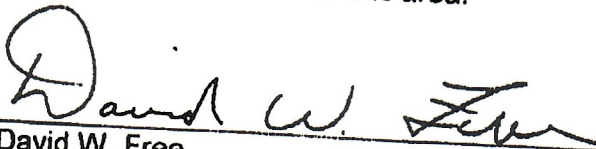
South 53°-51'-24" West 476.44 feet;  
 South 55°-59'-26" West 188.53 feet;  
 South 63°-55'-03" West 101.50 feet;  
 South 69°-24'-47" West 151.71 feet;  
 South 67°-05'-41" West 209.60 feet to a 5/8" steel rod  
 found below surface;  
 South 58°-20'-21" West 52.41 feet to a 5/8" steel rod  
 found below surface;  
 South 49°-25'-04" West 94.68 feet to the South corner of  
 "Tract I - 28.28 acres", same  
 being a corner of the "140.537  
 acres"; set a 1/2" steel rod offset  
 North 26°-29'-10" West 30.93  
 feet;

THENCE with the Southwest line of "Tract I - 28.28 acres", same  
 being a line of the "140.537 acres" in the general direction of an existing fence,  
 North 26°-29'-10" West a distance of 786.24 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 51.96  
 acres of land.

**SURVEYOR'S NOTE:** Bearings based on "Tract I - 28.28 acres" West  
 Northwest line. Access is by frontage on County  
 Road 366 and County Road 373. See plat.

I, David W. Free, Registered Professional Land Surveyor No. 4010, do hereby  
 affirm that the foregoing description is a true and accurate representation of a  
 survey made on the ground under my supervision. Flood Hazard Boundary  
 Maps are not available for this area.

  
 David W. Free \_\_\_\_\_ R.P.L.S. No. 4010

Job No. 12-1106

**Metes and Bounds**

**DESCRIPTION** of a 399,551 Square Foot (9.1724 Acres) tract of land in the H. L. White Survey, Abstract No. 908, Leon County, Texas and being out of a 638.608 Acre tract described in Vol. 681, Page 266, Official Records of Leon County and more particularly described by metes and bounds as follows,

**BEGINNING** at a found 1/2" iron rod in the Southeasterly Right of Way of County Road 366 and being in the Northwesterly line of said 638. 608 Acre tract and the most Northerly corner of a 140.537 Acre tract described in Vol. 827, Page 311, Leon County Official Records,

**THENCE**, N 54° 05' 15" E, along the Southeasterly Right of Way of County Road 366 and the Northwesterly line of said 638.608 Acre tract, a distance of 243.87 feet to a 5/8" iron rod set for an angle point,

**THENCE**, N 52° 15' 13" E, continuing along the Northwesterly line of said 638.608 Acre tract, a distance of 634.00 feet to a found Concrete Monument for the most Northerly corner of the tract herein described,

**THENCE**, S 10° 53' 42" W, along the West line of and Electric Transmissions Easement, a distance of 1162.34 feet to a 60d nail set in the center line of a gravel road for the Southeast corner of the tract herein described,

**THENCE**, Southwesterly, along the center line of said gravel road with the following courses and distances,

S 68° 00' 29" W, 14.26 feet,

S 58° 27' 35" W, 52.41 feet,

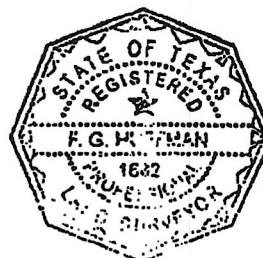
S 49° 32' 18" W, 94.68 feet to a 5/8" iron rod set in a cattle guard for the most Southerly corner of the tract herein described,

**THENCE**, N 26° 22' 10" W, along the common line of said 140.537 Acre tract, a distance of 786.24 feet to the POINT OF BEGINNING and containing 9.1724 Acres.

  
F. G. Huffman

Registered Professional Land Surveyor No. 1682

fguffman@sbcglobal.net



**EXHIBIT B**



FREE & ASSOCIATES, P.C.  
P. O. BOX 317  
CENTERVILLE, TEXAS  
(903) 536-2554

STATE OF TEXAS

COUNTY OF LEON

AUGUST 3, 2017

2.30 ACRES

These notes describe that 2.30 acres in the M. C. REJON SURVEY, Abstract 19, located in Leon County, Texas; being part of that "952.34 acres" contained in a Deed dated April 1, 1974 from David S. Carrabba, Trustee to R. E. Samuel, Trustee and recorded in Volume 395 Page 206 Leon County Deed Records; this 2.30 acre tract is described more particularly as follows:

BEGINNING at the Northwest corner of that 51.96 Acres (recorded in Volume 1222 Page 736 Leon County Official Records) in the East right-of way of County Road 366; found a concrete right-of-way markers at same at a 14" Post Oak fence corner;

THENCE with the East right-of-way of County Road 366, as follows:

North 09°-00'-53" East 261.64 feet to a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) set for corner;

North 64°-33'-13" East 121.27 feet to the intersection of same right-of-way with the South right-of-way of County Road 373; set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE with South right-of-way of County Road 373 and the projection of same, South 51°-32'-12" East a distance of 549.64 feet to the intersection of same line with the North line of the 51.96 Acres for the East corner of the "952.34 acres"; set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE with the North line of the 51.96 Acres, along an existing fence, as follows:

North 84°-59'-59" West 539.67 feet to a ½" steel rod (no cap) found for corner;

South 70°-04'-59" West 46.00 feet to the PLACE OF BEGINNING

Containing, according to the dimensions herein stated, an area of 2.30 acres of land.

SURVEYOR'S NOTE: Bearings based on the 51.96 Acres. Access is by frontage on County Road 366 and County Road 373. See plat.



David W. Free

R P L S No. 4010

EXHIBIT C