



For Sale on Market

\$183,425

Call (903) 626-6677 Today!

COUNTRY HOMES/ACREAGE

Check out this mostly high fenced property that is about 50 % wooded, 50% open. There is a gorgeous clear pond! a running creek and community water and electricity are available. If you are seeking a little bit of country just to relax, get away from the hustle and bustle or a property to build your dream home, look no further. As a matter of fact there is a perfect spot to build a that dream home on the hillside overlooking the pond. Don't sleep on this one!

GENERAL DESCRIPTION

Subdivision: na

Property Type: Country Homes/Acreage

Lotsize: 500,940 / Appraisal District

Market Area: Normangee/Marquez Area

MLS# / Area: 44194360 / 63

Get in touch
Brenda Thomas

(903) 626-6677

Red Barn Realty

(903) 626-6677

TBD County Road 491, Marquez, TX 77865

Visit <https://www.har.com/44194360> for more information

Approx. 11.5 Acres

Private Rd 4120

Private Rd 4120

Private Rd 4120

491

400 ft



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

PROPERTY DATA SHEET

ACREAGE:

11.5 Acres - acres Lot

PRICE:
MINERALS:

\$183,425 Terms Cash or new loan
Seller agrees to convey % of the oil & gas minerals.
Seller agrees to convey % 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:

(X) Public road, CR 491
() 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
() 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:

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 () Lakes
() Soil

IMPROVEMENTS:

Electric
Available

Land presently used for: () Residential () Ranching
() Crop Farming (X) 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:

TAXES:

Note:

2023

County \$, School \$, City \$ 9.35

Wildlife
Exemption

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.

*** FIELD NOTES *** TRACT 1

STATE OF TEXAS

I

FOR: T. & J. LAND CO.
CENTERVILLE, TEXAS
PROJECT NO. 86032

Doc Bk Vol Pg
00406827 OR 1606 609

COUNTY OF LEON

I

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE all that certain lot, tract or parcel of land being 11.50 acres in the G.H. Gordon Survey A-325, in Leon County, Texas and being a part of a 118.81 acre tract deeded from James J. Johnston to Gayle Tittle, Trustee dated April 21, 1986 and recorded in Volume 631, Page 791 of the Leon County Deed Records in Leon County, Texas and said 11.50 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at an iron pin found for corner in the Northwest line of the G.H. Gordon Survey A-325 and same being in the Southeast line of the A.J. Law Survey A-488 and same being the West corner of the said Gayle Tittle, Trustee 118.81 acre tract;

THENCE North 22° 05' 45" East with the Northwest line of the said Gayle Tittle, Trustee 118.81 acre tract and the G.H. Gordon Survey A-325 and with the Southeast line of the A.J. Law Survey A-488 a distance of 482.50 feet to an iron pin for corner in the said line and same being the West corner of an 11.55 acre tract;

THENCE South 62° 35' 36" East with the Southwest line of the said 11.55 acre tract a distance of 1,288.87 feet to an iron pin for corner in the Northwest margin of a 4.55 acre 60 foot road and same being in the Southeast line of the said Gayle Tittle, trustee 118.81 acre tract and same being the South corner of the said 11.55 acre tract;

THENCE South 34° 18' 26" West with the Northwest margin of the said road and with the Southeast line of the said Gayle Tittle, Trustee 118.81 acre tract a distance of 325.00 feet to an iron pin for corner in the said line and same being the South corner of the said Gayle Tittle, Trustee 118.81 acre tract;

THENCE North 70° 03' 08" West with the Southwest line of the said Gayle Tittle, trustee 118.81 acre tract a distance of 1,215.44 feet to the PLACE OF BEGINNING.

Contains 11.50 acres of land.

CERTIFICATION

I, Richard J. Reed, Registered Public Surveyor, do hereby certify that the above field notes are from an on the ground survey and are true and correct and that all work connected therewith was done under my supervision.

Date

6-2-86



Richard J. Reed
Richard J. Reed
Registered Public Surveyor
State of Texas No. 1593

EXHIBIT B