



For Sale on Market

\$281,339

Call (903) 626-6677 Today!

COUNTRY HOMES/ACREAGE

Looking for a rural retreat? Here is a 40.22 acre +/- tract just waiting for you. With the Saline Creek for a boundary, wildlife abounds! There is a mixture of woods and open ground. Electricity and water are available but not currently on the property.

GENERAL DESCRIPTION

Subdivision: na

Property Type: Country Homes/Acreage

Lotsize: 1,751,980

Market Area: Freestone County

Key Map: 1

MLS# / Area: 5203131 / 74

Get in touch
Brenda Thomas

(903) 626-6677

Red Barn Realty

(903) 626-6677

tbd-a Fcr 290, Oakwood, TX 75855

Visit <https://www.har.com/5203131> for more information

Saline Branch

40.22 Acres

Saline Branch

Approx. 14 Acres

290

290

Pearlson the Backroad

900 ft



RED BARN REALTY
P. O. BOX 355
JEWETT, TX 75846
(803) 626-6677

PROPERTY DATA SHEET

ACREAGE:

40.22+/- acres Lot

PRICE:
MINERALS:

\$16995/ac \$281,339 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, _____ wide
☐ Deed easement _____ wide
☐ Subject property is land locked, no deed 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 Oct 28, 2010
☐ 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, rightofway, 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
(verify)*

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:

*Electric
Available
(verify)*

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	() Bams
() City Gas	() Garage	() Sheds
() Propane	() Carpet	() Correls
() Sewer	() Utility Room	() Other
() Septic Tank	() Other	() Other

SCHOOL DISTRICT:

TAXES:

Note: 2023

*(Has Wildlife
Exemption)*

Fairfield ISD
 County 8 School 8 TOTAL 52.109

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.

JAW

Course	Bearing	Distance
L-1	N 59°35'02" W	28.24'
L-2	N 50°02'20" W	190.21'
L-3	N 38°21'42" W	101.06'
L-4	N 11°19'57" W	126.11'
L-5	N 07°41'02" E	265.98'

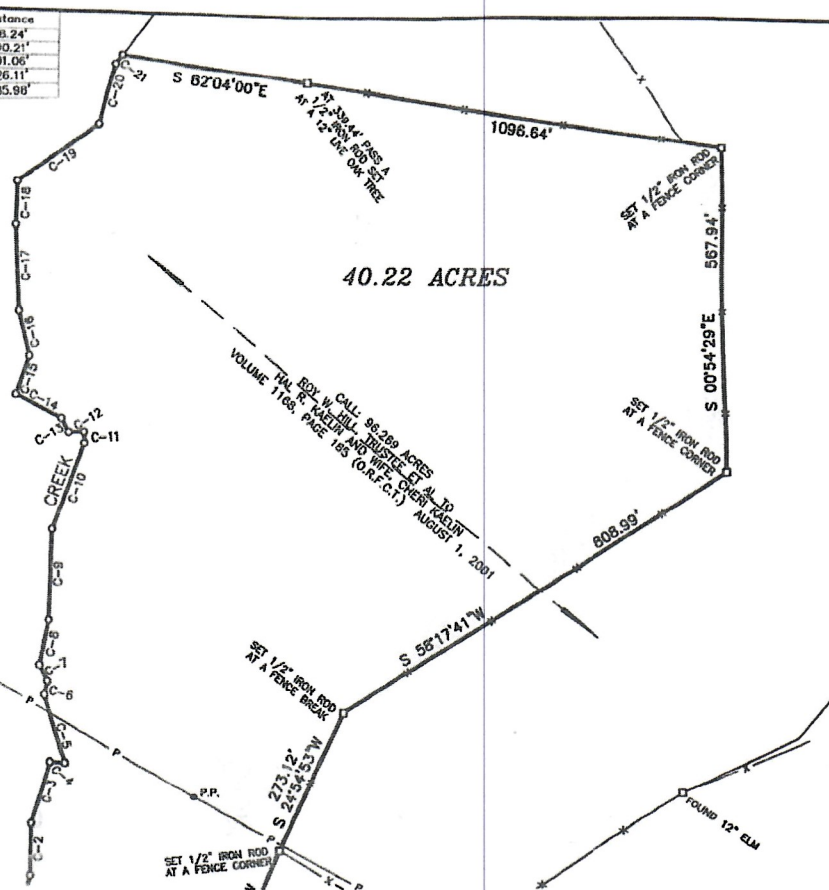
SIMON SANCHEZ SURVEY A-30

TOM NESBITT AND WIFE JUANITA NESBITT TO
DONALD T. NESBITT AND WILLIAM W. NESBITT
VOLUME 358, PAGE 420 (O.R.F.C.T.) MARCH 14, 1966



AERIAL POWERLINE

Intersection of the
center of said creek
and F.C.R. 290



40.22 ACRES

ROY W. CALL: 98.269 ACRES
TRACED BY AL J. JAGIN
VOLUME 1168, PAGE 185 (O.R.F.C.T.) AUGUST 1, 2001

SET 1/2" IRON ROD
AT A FENCE CORNER

C-1	S 83°31'42" E	26.69'
C-2	N 00°11'11" E	95.04'
C-3	N 15°13'31" E	120.98'
C-4	S 86°43'11" E	27.15'
C-5	N 17°35'26" W	121.43'
C-6	N 14°09'12" E	23.72'
C-7	N 27°20'12" W	30.91'
C-8	N 12°00'26" E	79.31'
C-9	N 01°45'28" E	161.72'
C-10	N 20°22'56" E	166.32'
C-11	N 02°42'46" W	18.64'
C-12	S 88°26'35" W	28.20'
C-13	N 26°41'25" W	27.42'
C-14	N 64°16'32" W	92.64'
C-15	N 20°30'37" E	71.02'
C-16	N 14°31'39" W	79.16'
C-17	N 02°27'04" W	156.94'
C-18	N 01°41'19" E	77.51'
C-19	N 57°45'09" E	177.31'
C-20	N 16°07'45" E	107.57'
C-21	N 35°00'26" E	21.65'

O - DENOTES CORNER NOT MONUMENTED.
A WRITTEN LEGAL DESCRIPTION ACCOMPANIES THIS PLAT.
BEARINGS ORIENTED TO A EAST LINE OF A CALLED 98.269 ACRE TRACT
DESCRIBED IN VOLUME 1168, PAGE 185 OF THE OFFICIAL RECORDS OF
FREESTONE COUNTY, TEXAS.

PLAT OF SURVEY
SHOWING
PART OF THE SIMON SANCHEZ SURVEY
A - 30, FREESTONE COUNTY, TEXAS

I, James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby
certify that the plat shown hereon was prepared from an actual survey made
on the ground under my direction and supervision.

James C. Williford
JAMES C. WILLIFORD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5973



WLS

WILLIFORD LAND SURVEYING

710 EAST COMMERCE STREET MEXIA, TEXAS 76667
TELEPHONE: (254) 562-2837 FAX: (254)-562-2867

DRAWN BY: C. WILLIFORD	CHECKED BY: *****
DATE: 10-28-2010	FLD. BOOK: 22/44
SCALE: 1" = 200'	JOB NO.: 10-103

Williford Land Surveying
710 East Commerce Street • Mexia, Texas 76667
Ph: 254-562-2837 • Fx: 254-562-2867
Clint Williford RPLS#5973

Legal Description
For Bob Langham
Simon Sanchez Survey, Abstract No. 30
Freestone County, Texas

All that certain lot, tract or parcel of land, part of the Simon Sanchez Survey, Abstract No. 30, Freestone County, Texas and being part of that certain called 96.269 acre tract described in a deed to Hal R. Kaelin and wife, Cheri Kaelin from Roy W. Hill, Trustee et al on August 1, 2001 and recorded in Volume 1168, Page 185 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a Northwest corner of the above mentioned 96.269 acre tract, the Southwest corner of a tract conveyed to Donald T. Nesbitt and William W. Nesbitt on March 14, 1966 in Volume 358, Page 420 and being at the intersection of the center of Freestone County Road No. 290 and the center Saline Creek;

THENCE with the West lines of the 96.269 acre tract, the East lines of the Nesbitt tract and the center of Saline Creek as follows:

South 83 deg. 31 min. 42 sec. East a distance of 26.69 ft. to a corner,
North 48 deg. 25 min. 42 sec. East a distance of 295.12 ft. to a corner,
North 14 deg. 29 min. 24 sec. East a distance of 215.34 ft. to a corner,
North 00 deg. 11 min. 11 sec. East a distance of 95.04 ft. to a corner,
North 15 deg. 13 min. 31 sec. East a distance of 120.98 ft. to a corner,
South 86 deg. 43 min. 11 sec. East a distance of 27.15 ft. to a corner,
North 17 deg. 35 min. 26 sec. West a distance of 121.43 ft. to a corner,
North 14 deg. 09 min. 12 sec. East a distance of 23.72 ft. to a corner,
North 27 deg. 20 min. 12 sec. West a distance of 30.91 ft. to a corner,
North 12 deg. 00 min. 26 sec. East a distance of 79.31 ft. to a corner,
North 01 deg. 45 min. 28 sec. East a distance of 161.72 ft. to a corner,
North 20 deg. 22 min. 56 sec. East a distance of 166.32 ft. to a corner,
North 02 deg. 42 min. 46 sec. West a distance of 18.64 ft. to a corner,
South 88 deg. 26 min. 35 sec. West a distance of 28.20 ft. to a corner,
North 28 deg. 41 min. 25 sec. West a distance of 27.42 ft. to a corner,
North 64 deg. 16 min. 32 sec. West a distance of 92.64 ft. to a corner,
North 20 deg. 30 min. 37 sec. East a distance of 71.02 ft. to a corner,
North 14 deg. 31 min. 39 sec. West a distance of 79.16 ft. to a corner,
North 02 deg. 27 min. 04 sec. West a distance of 156.94 ft. to a corner,
North 01 deg. 41 min. 19 sec. East a distance of 77.51 ft. to a corner,
North 57 deg. 45 min. 09 sec. East a distance of 177.31 ft. to a corner,
North 16 deg. 07 min. 45 sec. East a distance of 107.57 ft. to a corner and
North 35 deg. 00 min. 26 sec. East a distance of 21.65 ft. to the Northwest corner of this tract;

THENCE South 82 deg. 04 min. 00 sec. East across the 96.269 acre tract and partially with a fence, at 339.44 ft. pass a ½" iron rod (set) at the base of a 12" live oak tree and continue a total distance of 1,096.64 ft. to a ½" iron rod (set) at a fence corner;

EXHIBIT "A"

THENCE in a southerly direction continuing across the 96.269 acre tract and generally with a fence as follows:

South 00 deg. 54 min. 29 sec. East a distance of 567.94 ft. to a 1/2" iron rod (set) at a fence corner,
South 58 deg. 17 min. 41 sec. West a distance of 808.99 ft. to a 1/2" iron rod (set) at a fence break,
South 24 deg. 54 min. 53 sec. West a distance of 273.12 ft. to a 1/2" iron rod (set) at a fence corner,
South 23 deg. 43 min. 06 sec. West a distance of 320.06 ft. to a 1/2" iron rod (set) in a fence, from which a fence corner bears South 24 deg. 10 min. 30 sec. West - 90.20 ft.;

THENCE in a southwesterly direction continuing across the 96.269 acre tract as follows:

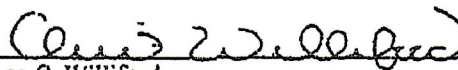
South 11 deg. 14 min. 35 sec. West a distance of 261.70 ft. to a 1/2" iron rod (set),
South 23 deg. 36 min. 00 sec. West a distance of 209.71 ft. to a 1/2" iron rod (set),
South 46 deg. 26 min. 48 sec. West a distance of 229.51 ft. to a 1/2" iron rod (set) and
South 30 deg. 14 min. 23 sec. West a distance of 206.90 ft. to a corner in a Southwest line of the 96.269 acre tract and being in the center of said Freestone County Road No. 290, from which a 1/2" iron rod (set) in a fence bears North 30 deg. 14 min. 23 sec. East - 18.23 ft.;

THENCE in a northerly direction with the Southwest lines of the 96.269 acre tract and the center of Freestone County Road No. 290 as follows:

North 59 deg. 33 min. 02 sec. West a distance of 28.24 ft. to a corner,
North 50 deg. 02 min. 20 sec. West a distance of 190.21 ft. to a corner,
North 38 deg. 21 min. 42 sec. West a distance of 101.06 ft. to a corner,
North 11 deg. 19 min. 57 sec. West a distance of 126.11 ft. to a corner and
North 07 deg. 41 min. 02 sec. East a distance of 285.98 ft. to the place of beginning and containing 40.22 acres of land of which 0.42 acre lies in Freestone County Road No. 290.

The bearings recited herein are based on a East line of a called 96.269 acre tract described in Volume 1168, Page 185 of the Official Records of Freestone County, Texas.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.


James C. Williford
Registered Professional Land Surveyor No. 5973
October 28, 2010
Job No. 10-103 Book: 22/44
Plat accompanies legal description

