



For Sale on Market

\$223,750

Call (903) 626-6677 Today!

TBD CR 322, JEWETT, TX 75846

Have we got the place for you! Check out this 25-acre property located on CR 322 in Redland Community between Centerville and Robbins. It is unique in that 1 acre is open with scattered trees and across CR 322 is 24 acres that are heavily wooded with mature trees and pockets of open pasture just waiting for some ATV trails for weekend getaway adventures. Water and electricity are both available for both tracts, so building a country home or even 2 is a possibility! Bonus: It is Nestled in the country but set between Dallas, Houston, Waco, and College Station, it's an ideal location for being central to some of Texas's biggest cities. If you're looking for privacy with paved road access, here it is! (Boundaries shown are approximate)

GENERAL DESCRIPTION

Subdivision: na

Property Type: Country Homes/Acreage

Lotsize: 1,089,000

Market Area: Centerville/Leona Area

MLS# / Area: 72982336 / 63

Get in touch

Brenda Thomas

(903) 626-6677

Red Barn Realty

(903) 626-6677

tbd CR 322, Jewett, TX 75846

Visit <https://www.har.com/72982336> for more information

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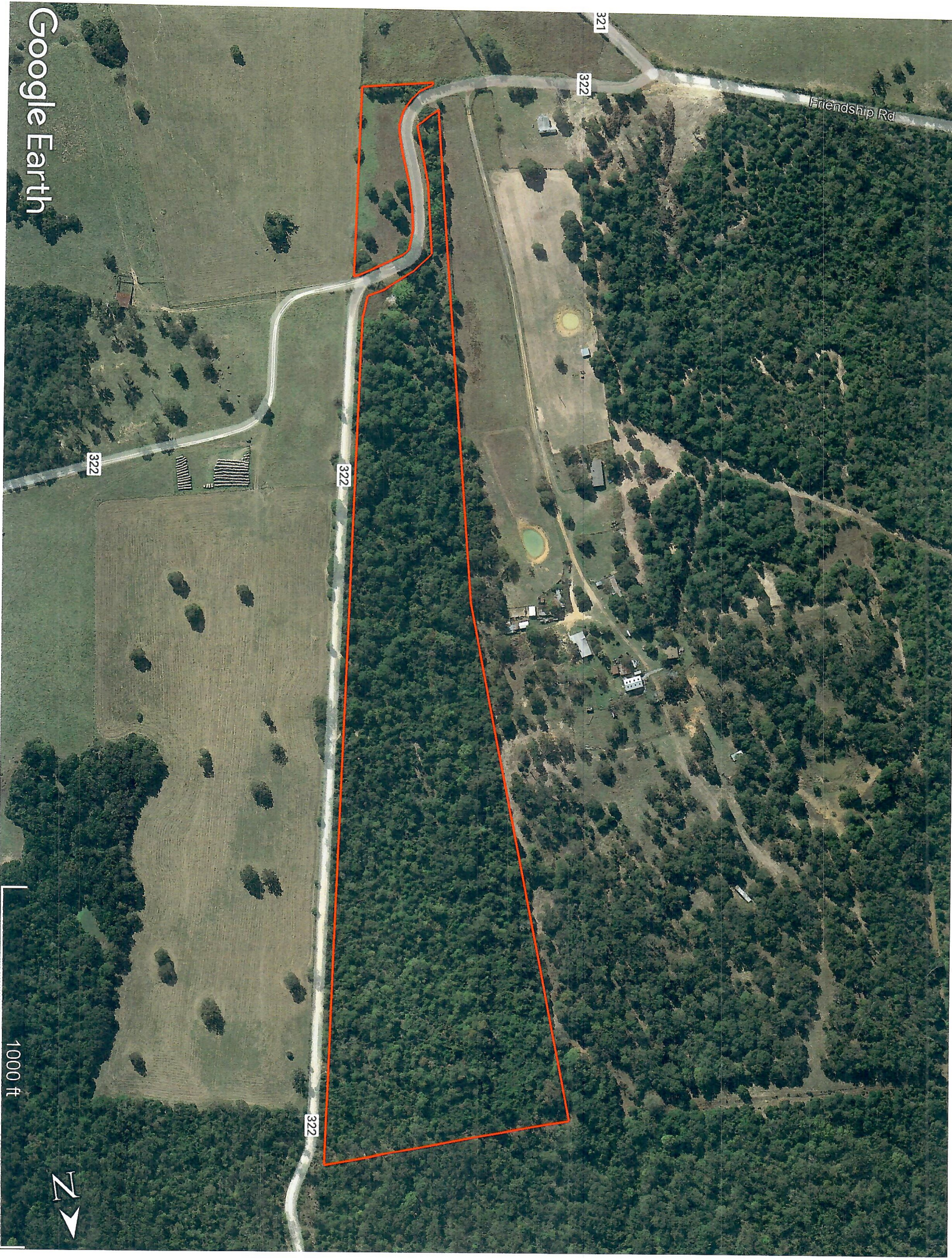
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RED BARN REALTY
P. O. BOX 355
JEWETT, TX 75846
(903) 626-6677

PROPERTY DATA SHEET

ACREAGE:

PRICE:
MINERALS:

25 +/- acres Lot T.F. McIvor Survey
\$8950/ac \$223,750⁰⁰ 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 332
☐ Deed easement _____ wide
☐ Subject property is land locked, no deed easement.
☒ A. Title policy issued by Guaranty Title Company
☒ 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

() 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 heavily _____ % +/-
() Creeks _____ () Lakes _____
() Soil _____

WATER:

LAND TYPE:

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 () Carport () Corals
() Sewer () Utility Room () Other
() Septic Tank () Other

SCHOOL DISTRICT:

TAXES:

Note: 2023

County \$ 1, School \$ 16, City \$ 593.38

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.

Survey needed

new

AVAILABLE:
CBWS

Electric Available:
NVEC

(2 accts)
24 AC - Ag
1 ac