

456,274

Call (903) 626-6677 Today!

## **GENERAL DESCRIPTION**

Subdivision: na

Property Type: Country Homes/Acreage

Lotsize: 2,486,010

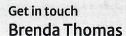
Key Map: 1

MLS# / Area: 18424274 / 73

## **COUNTRY HOMES/ACREAGE**

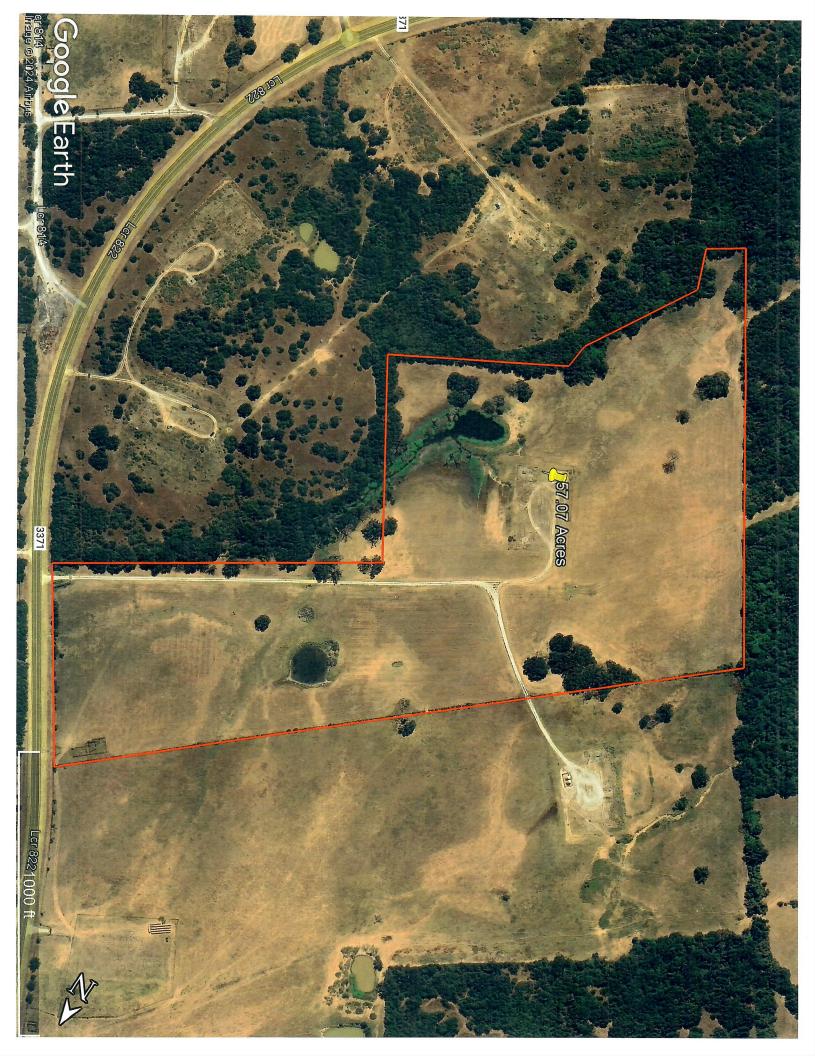
This property has beautiful open pastureland with 2 ponds and is already outfitted with top-of-the-line pipe working pens. It is located in a serene countryside with paved road frontage, several options for homesites, and it is just 2.5 miles from the bridge crossing Lake Limestone. Dreaming of being a rancher? Let's get you started! Don't delay.

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**Red Barn Realty** (903) 626-6677



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

## PROPERTY DATA SHEET

ACREAGE:	57.07 Acres J L Chavert acres Lot
PRICE:	456,274.00 - (A< h ac 1/20
MINERALS:	Seller agrees to convey 0 % 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,
	( X) Public road, ( ) 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
Needed	( ) 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.
WATER:	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.
LAND TYPE:	(X) Pasture
IMPROVEMENTS:	Land presently ( ) Residential ( X) Ranching used for: ( ) Crop Farming ( ) Recreation/Hunting ( ) Home ( ) Mobile Home ( ) Home ( ) Double Wide Mobile Home Approx. heated/cooled sq. ft, outside dimensions
NOTE:	Approx. heated/cooled sq. ft, outside dimensions  Total Rooms Living Room Size Total Baths  Total Bedrooms #1 Size #2 Size #3 Size
Ag Exempt	( ) Air Cond. ( ) Dining ( ) Brick ( ) Heat ( ) Breakfast ( ) Frame ( ) Water ( ) Living Room ( ) Slab ( ) Electricity ( ) Kitchen ( ) Pier & Beam ( ) Telephone ( ) Fireplace ( ) Barns ( ) City Gas ( ) Garage ( ) Sheds ( ) Propane ( ) Carport ( ×) Corrals ( ) Sewer ( ) Utility Room ( ) Other ( ) Septic Tank ( ) Other ( ) Other
SCHOOL DISTRICT:	GISD \$120.18
TAXES:	County _\$, School _\$, Øityk _\$
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.