Mayspring Estates Located on FM 877, Avalon TX NORTH 40 LAND GROUP Leal

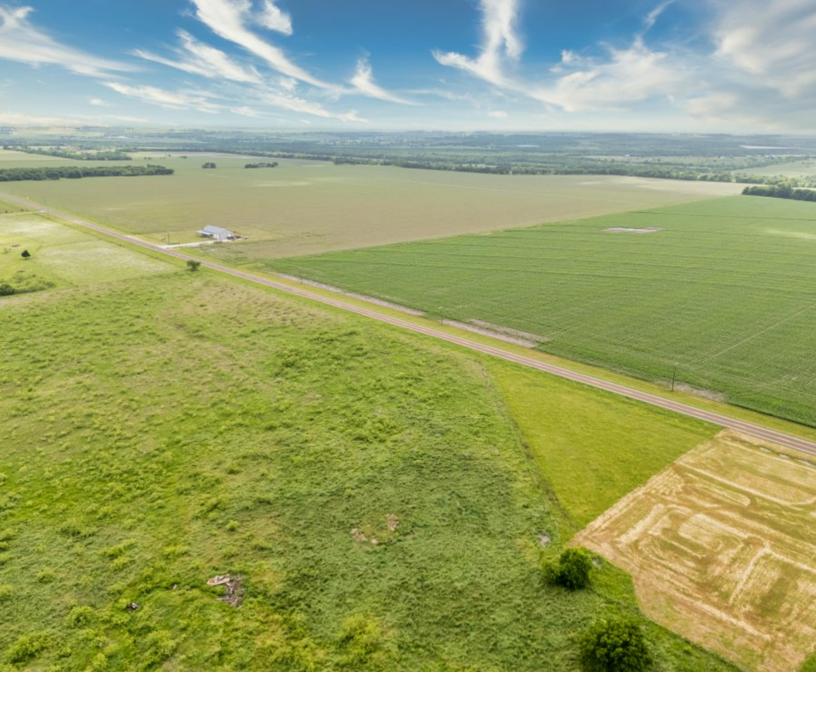
Wide open opportunity awaits! This beautiful tract offers expansive views and easy access with road frontage, and comes with no deed restrictions. Ideal for a weekend retreat, future homesite, or investment.



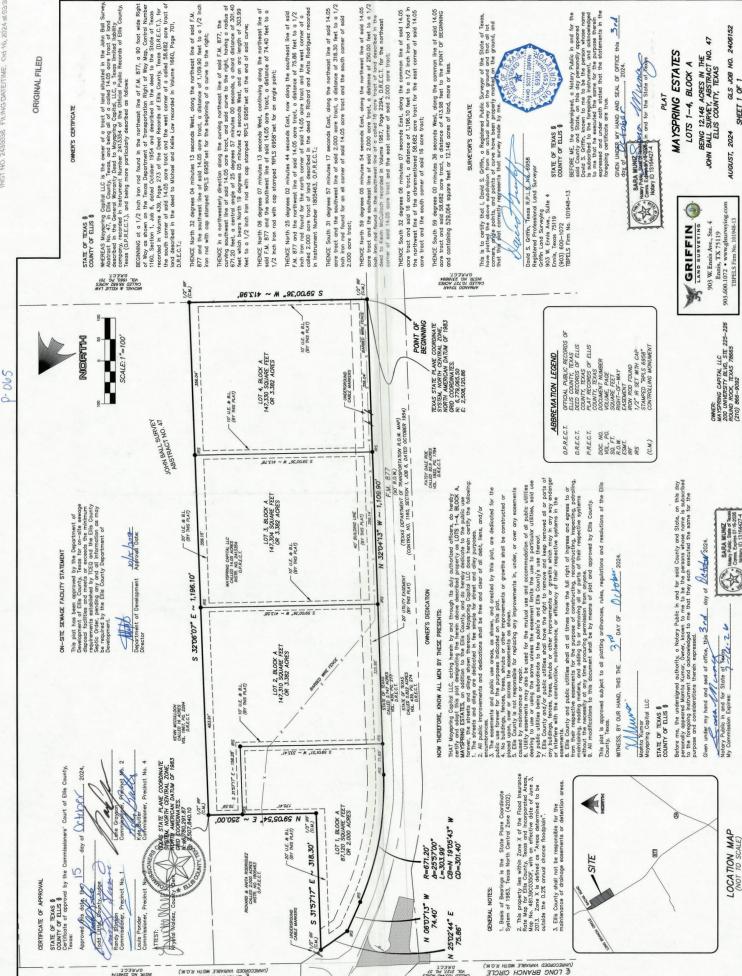


Enjoy the peaceful country setting just minutes from Lake Weatherford and Bardwell Lake. Only 15 minutes to Waxahachie and about an hour to Dallas or Fort Worth.





A water meter is already included, helping you take the first step toward making this property your own. Wide open skies, gently rolling terrain, and endless potential—your dream starts here!



OPRECI

C BACAK ROAD

THENCE South 31 degrees 57 minutes 17 seconds East, along the northeast line of said 14,05 core tract and the southwest line of said 2,000 acre tract, a distance of 318,30 feet to a 1/2 inch iron rad found for an ell corner of said 14,05 acre tract and the south corner of said 2,000 acre tract;

THENCE South 59 degrees 00 minutes 36 seconds West, along the common line of sold 14.05 core troot and sold 58.62 core troot of adaptions of 14.35 feet to the Point of Ecanivities and conditioning 252,046 square feet or 12.146 acres of land, more or fees.

SHEET 1 OF 1

Mayspring Estates Owner Finance Information

- · Owner Finance Sale price for 3.3 acre lot: \$174,900
- · 10% down or higher
- · 11.9% interest
- · Easy qualification
- · 20/30-year term
- \$600 \$700 underwriting fee at closing