



FM 1366 Wortham

Welcome Home To Wortham

Situated just 10 minutes south of Wortham and a mere 20 minutes from Corsicana offers the ultimate blend of convenience yet is close to several stunning lakes and the city! It is one of several that are currently available. With no deed restrictions, a

new 4-inch water line and water tap fees have been paid, saving you thousands, the possibilities are endless ...whether you're envisioning a large homestead, a weekend retreat, or an investment opportunity.





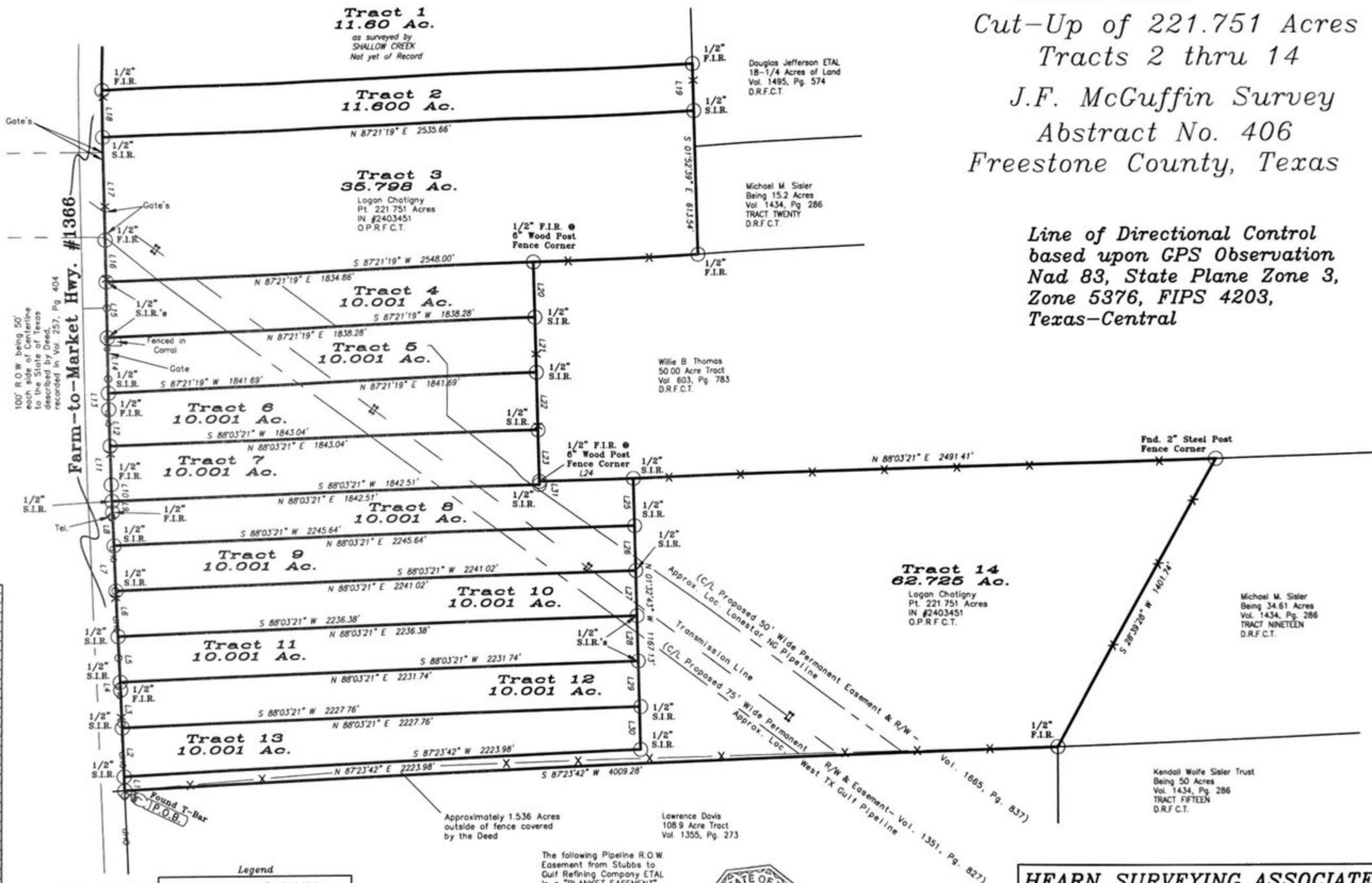


The lush, green landscape is a blank canvas awaiting your vision. The mature trees provide a picturesque backdrop, while the open spaces offer ample room for building, farming, or recreational activities. Enjoy the peace of rural living without sacrificing accessibility to nearby towns and amenities.

Owner Finance Options

- 1.Owner Finance Sales Price for 10-acre tracts \$117,500
- 2. \$25,380 Down (this is the down payment & loan fee)
- 3.\$1,837 month | 72 Month Term





LINE	BEARING	DISTANCE
1	N 02°40'20" W	60.00
2	N 02°40'20" W	208.56
3	N 02°40'20" W	161.50
4	N 02°54'33" W	33.90
5	N 02°54'33" W	195.03
6	N 02°54'33" W	194.62
7	N 02°54'33" W	194.22
8	N 02°54'33" W	143.30
9	N 02°32'19" W	48.04
10	N 02°32'19" W	70.73
11	N 01°18'31" W	165.62
12	N 01°18'31" W	155.65
13	N 00°43'10" W	69.37
14	N 00°43'10" W	218.78
15	N 00°43'10" W	237.34
16	N 00°43'10" W	178.19
17	N 00°43'42" W	435.64
18	N 00°43'42" W	199.72
19	S 01°52'39" E	199.27
20	S 01°32'43" E	237.25
21	S 01°32'43" E	236.81
22	S 01°32'43" E	243.32
23	S 01°32'43" E	236.34
24	N 88°01'21" E	407.58
25	S 01°32'43" E	205.04
26	S 01°32'43" E	194.20
27	S 01°32'43" E	194.60
28	S 01°32'43" E	195.00
29	S 01°32'43" E	195.39
30	S 01°32'43" E	182.90
31	N 01°32'43" W	13.72

NOTE: This survey was prepared without the benefit of a title commitment or title report. All apparent and observable utilities shown. Any pipelines or wells indicated by the Railroad Commission GIS were used to affect this tract are shown. All setbacks and easements prescribed by recorded deed restrictions since the creation of the plot are shown as described. There may be easements or encumbrances affecting this tract not shown on the recorded plot, not apparent upon ground observation, nor disclosed by previous occupants or owners since the creation of the plot. No 8-1-1 locate ticket exists for this project.

SPECIAL NOTE:
It is the sole responsibility of the customer and/or parties involved to file this Survey with the County Clerks office or appropriate entity. FAILURE TO DO SO may result in this Survey and/or field notes NOT RECOGNIZED AS A LEGAL DOCUMENT OR FILE OF RECORD.

DISCLAIMER:
This form is being provided solely for the use of the CURRENT PARTIES. No license

Note: Development and or division of real estate has

Legend

I.C.V. = Irrigation Control Valve
P.O.C. = Point of Commencement
P.O.B. = Point of Beginning
B.C.S. = Buried Cable Sign
U/G = Underground Electric
W/M = Water Meter
W/V = Water Valve
F.I.R. = Found Iron Rod
S.I.R. = Set Iron Rod
F.I.P. = Found Iron Pipe
TEL. = Telephone
A/C = Air Conditioner
C/O = Cleanout

The following Pipeline R.O.W. Easement from Stubbs to Gulf Refining Company ETAL is a "BLANKET EASEMENT" described by Deed, recorded in Vol. 213, Pg. 230



Scale: 1" = 300'
County: Freestone
Acreage: 221.751 Ac.
Survey: J.F. McGuffin A-406
Description: IN #2403451

0 300 600 900

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify to Fidelity National Title Insurance Company and Logan Chatigny, GF NO.: 24-0208 that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision. The plat shows all visible and apparent improvements, intrusions, protrusions, rights-of-way and easements, as well as these and other matters of record listed in Schedule B of the Commitment for Title referenced above. The survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. This the 3rd day of FEBRUARY, 2025.

Firm Number: 10019900

108 W. Tyler St.
Athena, Tx. 75751-2045
(903) 675-2858

North 40 Land Group | Compass
Jason Northcutt | 469-400-1374
Heather Ball | 469-406-8613
Amanda Smart | 830-237-7749

