



For Sale on Market

\$495,000

Call (903) 626-6677 Today!

GENERAL DESCRIPTION

Subdivision: na

Property Type: Country Homes/Acreage

Bedrooms: 2

Baths: 2 Full

Stories: 1

Style: Other Style

Year Built: 2000

Building Sqft: 1,380 / Seller

Lotsize: 531,868

Market Area: Buffalo Area

MLS# / Area: 83912067 / 63

7117 PR 3175, BUFFALO, TX 75831 2 BEDS, 2 FULL BATH(S)

Pristine Property! This secluded new listing is located on Private Road 3175 between Buffalo and Centerville. There isn't a single inch of this property that hasn't been cherished. Immaculately maintained and ready for new memories! The main house is a 2 bedroom 2 bath log home with a wraparound porch. And just wait until you see the inside! There's also a 1 bedroom 1 bath cabin that is absolutely darling and perfect for guests. Both homes are being sold FULLY FURNISHED! Head on over to "Pop's Barn" for a ride on the ATV and with over 12 acres to explore...you'll never want to leave! Sipping coffee on the bench overlooking the pond or roasting marshmallows by the fire, this one can't be beat.



Get in touch
Brenda Thomas

(903) 626-6677



Red Barn Realty

(903) 626-6677

7117 PR 3175, Buffalo, TX 75831

Visit <https://www.har.com/83912067> for more information

Furniture and items that stay with the main house:

Brown couch and loveseat and throw pillows
Green wooden rocker
Green wing back chair with ottoman
Roll top desk and chair
Grey recliner
Coffee table
Round end table
TV stand and TV
Tall double door cabinet
Sofa table
Green antique chair by wood burning stove

Dining room table and eight chairs
China hutch

Washer and dryer
Refrigerator
Dishwasher
All dishes, pots and pans, and silverware and utensils
Toaster oven, Keurig, small appliances in the cupboards

Master bedroom king size bed
Long dresser (**Blue lamp on dresser does not stay**)
Night stand and lamp
Green cabinet night stand

Guest room king size bed
Night stands and lamp
Bunkbed

All bedding and rugs

Sheets and towels in the bathroom linen closet

Bench in the hallway

All porch chairs and glider
Table and chairs on side porch
Washer and dryer in room off the porch
Grill and benches
Air compressor on back porch

Everything in the guesthouse stays with the house

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

PROPERTY DATA SHEET

ACREAGE: 12.21 ac +/- acres Lot Caldwell Land Co.
PRICE: \$ 495,000 Terms Cash or New Loan
MINERALS: Seller agrees to convey % of the oil & gas minerals.
Seller agrees to convey % 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,
(X) Deed easement 60 ft wide
() Subject property is land locked, no deeded easement.
(X) 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
, 19x
() 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

WATER: Flo Water Company
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 () Lakes
() Soil

IMPROVEMENTS: Land presently (X) Residential (X) Ranching
used for: () Crop Farming (X) Recreation/Hunting
(X) Home Built 2000 () Mobile Home
() Home () Double Wide Mobile Home

Approx. heated/cooled sq. ft. 1380, outside dimensions
MAIN HOUSE Total Rooms Living Room Size Total Baths 2
Total Bedrooms 2 #1 Size 13X17 #2 Size 11X12 #3 Size

(X) Air Cond.	(X) Dining	() Brick
(X) Heat	() Breakfast	() Frame
(X) Water	(X) Living Room	() Slab
(X) Electricity	(X) Kitchen	(X) Pier & Beam
() Telephone	(X) Fireplace	(X) Barns
() City Gas	() Garage	() Sheds
(X) Propane	() Carport	() Corrals
() Sewer	(X) Utility Room	(X) Other Log Home
(X) Septic Tank	() Other	(X) Other 1/1 CABIN

SCHOOL DISTRICT: Buffalo ISD

TAXES: 2024 County ~~XXXXXXXXXXXXXXXXXXXX~~ School ~~XXXXXXXXXXXXXXXXXXXX~~ City \$ TOTAL: 4885.15

Note: No exemptions
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.