

For Sale on Market

\$322,438

Call (903) 626-6677 Today!

GENERAL DESCRIPTION

Subdivision: na

Property Type: Country Homes/Acreage

Lotsize: 1,756,770

Market Area: Buffalo Area

MLS# / Area: 87005281 / 63

COUNTRY HOMES/ACREAGE

CHECK IT OUT! This new listing is conveniently located off of County Road 349 near Leon ISD. This mostly wooded property is approximately 40 acres. It is fully fenced with a small pond. Concord Robbins water and electricity are already on site, just needs meters! This is a perfect homesite in an incredible location.



Get in touch
Brenda Thomas

(903) 626-6677

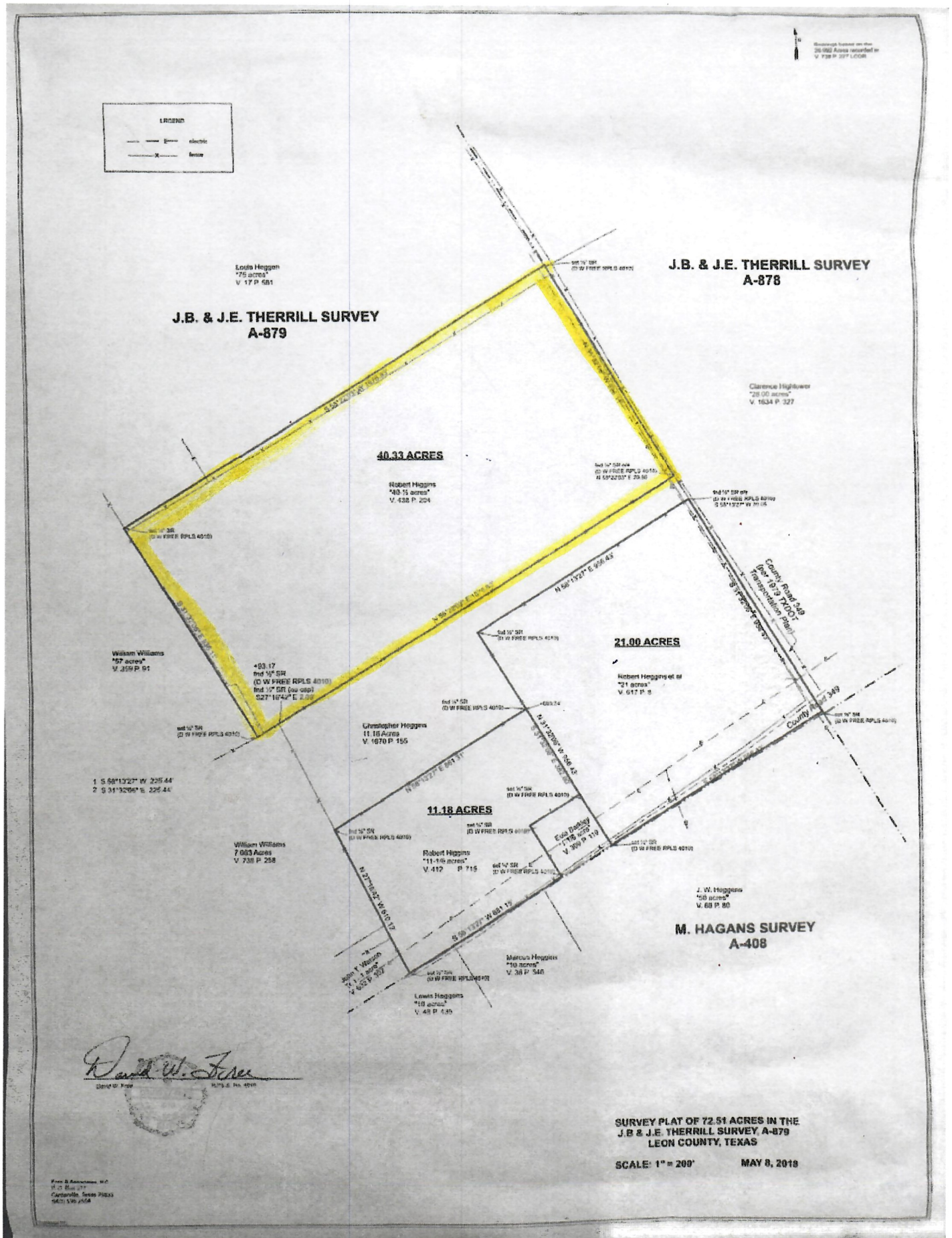


Red Barn Realty

(903) 626-6677

1329 Pr 3491, Marquez, TX 77865

Visit <https://www.har.com/87005281> for more information



FREE & ASSOCIATES, P.C.
P. O. BOX 317
CENTERVILLE, TEXAS
(903) 536-2554

STATE OF TEXAS

COUNTY OF LEON

MAY 8, 2018

40.33 ACRES

These notes describe that certain 40.33 acres in the J.B. & J. E. THERRILL SURVEY, Abstract 879, located in Leon County, Texas; being all of that "40- $\frac{1}{2}$ acres" contained in a Deed dated December 13, 1977 from Jammie Teal et al to Robert L. Higgins and recorded in Volume 438 Page 204 Leon County Deed Records; this 40.33 acre tract is described more particularly as follows:

BEGINNING at the North corner of the C. Heggins 11.18 Acres (recorded in Volume 1670 Page 155 Leon County Official Records) in County Road 349 (per the 1979 TXDOT Transportation Plan of Leon County; found a $\frac{1}{2}$ " steel rod (with yellow cap marked D W FREE RPLS 4010) offset North 58°-22'-03" East 20.50 feet;

THENCE with the Northeast line of the "40- $\frac{1}{2}$ acres", partially in County Road 349 (but not the centerline of same), North 31°-32'-06" West a distance of 936.11 feet to the North corner of the "40- $\frac{1}{2}$ acres"; set a $\frac{1}{2}$ " steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE with the Northwest line of the "40- $\frac{1}{2}$ acres", South 58°-22'-03" West a distance of 1,876.83 feet to the West corner of the "40- $\frac{1}{2}$ acres"; set a $\frac{1}{2}$ " steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE with the Southwest line of the "40- $\frac{1}{2}$ acres", partially along an existing fence, South 31°-32'-06" East a distance of 936.11 feet to the South corner of the "40- $\frac{1}{2}$ acres"; set a $\frac{1}{2}$ " steel rod (with yellow cap marked D W FREE RPLS 4010) at same;

THENCE with the Southeast line of the "40- $\frac{1}{2}$ acres", North 58°-22'-03" East at 93.17 feet found a $\frac{1}{2}$ " steel rod (with yellow cap marked D W FREE RPLS 4010) for the West corner of the C. Heggins 11.18 Acres from which a $\frac{1}{2}$ " steel rod (no cap) was found bearing South 27°-16'-42" East 2.89 feet and continuing with the Northwest line of the C. Heggins 11.18 Acres an additional 1,783.66 feet for a total distance of 1,876.83 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein state, an area of 40.33 acres of land.

SURVEYOR'S NOTE: Bearings based on that 26.992 Acres recorded in Volume 738 Page 227. Access is by frontage on County Road 349. See plat.


David W. Free

R.P.L.S. No. 4010

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

PROPERTY DATA SHEET

ACREAGE: 40.33 +/- acres Lot _____

PRICE: \$ 322,438 (\$7995/ac) Terms, Cash or New Loan

MINERALS: Seller agrees to convey all have been reserved% 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,
() Deed easement _____ 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: () 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: () Pasture _____ % +/-
() Wooded _____ % +/-
() Creeks _____ () Lakes _____
() Soil _____

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

Concord Robbins Water Supply line, needs meter Approx. heated/cooled sq. ft. _____, outside dimensions _____
Total Rooms _____ Living Room Size _____ Total Baths _____
NVEC pole, needs meter 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	() Corrals
() Sewer	() Utility Room	() Other
() Septic Tank	() Other	() Other

SCHOOL DISTRICT: Leon ISD

TAXES: 2025 County \$ xxxxxxxxxxxxxxxxxx School \$ xxxxxxxxxxxxxxxxxx City \$ 4334.82

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.