

MLS #: A62879A (Active) List Price: \$126,875**0 -- Hwy 29 Hext, Tx 76848**

TYPE: Ranch Land, Productive Soils
BEST USE: Grazing, Investment, Hunting
TOPOGRAPHY: Gently Rolling, Wooded
SURFACE WATER: None
VIEWES:

AREA: Other Area
SUBDIVISION: N/A, Not in Sub
COUNTY: Menard
SCHOOLS: Other-See Remarks
DISTANCE FROM CITY: 16-20 miles
ACCESS/LOCATION: US Highway, County Road
ZONING: None

PROPERTY SIZE RANGE: 26-50 Acres
APX \$/ACRE: 3500 **LOT/TRACT #:**
MANUFACTURED HOMES ALLOWED: Yes

APX TRACT SIZE/ACREAGE: 36.25 acres
FLOOD PLAIN: No **DEED RESTRICTIONS:** No

TAX EXEMPTIONS: None**HOA:** No**HOA FEES:****ITEMS NOT IN SALE:**

Land:

Leases:

Rangeland/Pasture:

None

All

Cropland:

Fenced:

None

All

WATER/SEWER: None-Water**UTILITIES:** CTEC Electric on Property**IMPROVEMENTS:** None**MISC SEARCH:** Livestock Permitted, Mobile Homes Permitted**SURFACE COVER:** Wooded/Native Pasture**MINERALS:** Conveys All Owned**EASEMENTS:** Electric Service, Telephone**FENCE:** Barbed Wire, Mesh Wire**LEGAL DESCRIPTION:** 36.25 acres out of Indianola Railroad Company Survey 39, Abstract 1407, Menard County, Tx.**LOCATION/DIRECTIONS:** From Mason go west approx. 18.5 miles to intersection of Jacoby Lane and Hwy. 29. Property on right (north side of Hwy. 29 and west side of Jacoby Lane).**INSTRUCTIONS:** Show anytime. Contact listing office. Sign on Hwy. 29.**PUBLIC REMARKS:** Gently rolling. Good deep soils. Heavy brush (mesquite, cedar, few oak, etc.). Perimeter fenced. Electric & telephone along Jacoby Lane. Good deer hunting. Menard ISD. Make offer!

Information Herein Deemed Reliable but Not Guaranteed

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MASON

*SUBJECT
36.25 AC.*

COUNTY LINE

COUNTY LINE

McCULLOCH

COUNTY

DEER CREEK
CEM. RD.

TURKEY BARN LN

CRABB LN

GARVIN LN

HEXT CEMETERY LN.

ANDERSON LN

POPE LN

BLAU LN

JACOBY LN

WALKER LN

RD SALINE

PR LN

ENNA RD

WPA RD

KC361

COUNTY RD

LONG MTN

LEON CREEK

HUNGRY HOLLOW

BLOCKHOUSE

TEN MILE

CREEK

RED

RED

TURKEY SPRINGS RD

STRETER

JUNCTION

DRY PRONG

LAKE RD

STANKS

KRUSE

HURLEY

FRED DOBBS

VOCA

DURST

JOHNSON

BEHREND'S SCHOOL

LITTLE WILLOW

BLACK SPICE JACK RD

CREEK RD

BROCKMAN

HEY SPRING

OAK GROVE

EASTMAN LAKE RD

SPILLER MINE

OAK GROVE

WATER VAL

GROSSVILLE SCHOOL RD

W. SIMONSVILLE

WALTERS RD.

ART HEDWIG HILL

NORTH ART RD.

LOWER WILL

WILL

WILL

316

376

375

377

360

351

350

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1071

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1871

2389

1723

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