MLS #: A75610A (Active) List Price: \$821,896 (53 Hits)

1030 -- Ranch Rd 1221 Hext, TX 76848

	Best Use: Hunting Topograpi View, Hill T	over: Wooded/ s e: 3395	eation, xceptional	Original List F Area: Other Ar Subdivision: N County: Mena Schools: Mena Distance Fron Apx Tract Size Seller's Est Ta Showing Instr Appointment Days on Marke	rea N/A rd ard S/D n City: 16-20 a/Acreage: 24 ax: 1009.00 ructions: Call	miles 42 acres	
Tax Exemptions: Ag		al District #: 20	72,4834	Zoning: None			
Flood Plain: No	Deed Restrictions			Easements: Electric Service			
HOA: No	HOA Fees:	HOA Fees:		HOA Fees Pd:			
Items Not In Sale: Documents on File: Topog	raphical Map. Acrial Ph	oto					
· · ·			1				
Lan						N	
Leases		None		pland	None		
Rangeland/Pasture		All	Fe	nced	Pe	Perimeter/Cross	
Water/Sewer: Private Well on Property Improvements: Barn, Cabin, Working Pens Utilities: Other-See Remarks Misc Search: Mobile Homes Permitted Access/Location: State Farm/Ranch Rd Surface Water: Pond Minerals: Conveys All Owned Fence: Cross Fenced, Perimeter Sub Agent %: 0 Buyer Agent %: 3%							
		ossessn: Closing/Funding			Rate: No	Excl Agy: No	
Escrow Agent: Clear Titles of Mason		, eeen eleenig		Attorney:		D MLS#:	
Location/Directions: Approx. 21 miles W of Mason. Approx. 1 mile S of Hext, Tx. on west side of State Ranch Rd. 1221.							
Owner: Thomas D. and Julie M. Brownson							
Legal Description: 242.09 acres out of GC & SF RR Co. Survey 461, Abstract 954							
Instructions: Shown by appointment. Buyer's agent must be along on initial showing. Public Remarks: ROCKING B RANCH: Rolling hill country with lots of views from atop 2 plateau shaped hills on ranch. Great cover							
of trees including huge Spa valley between hills. 4 wate near windmill well and large camphouse. Modern steel r Agent Remarks: Located r between Mason & Menard. & other minerals and will co	nish Oaks, Live Oaks, s er wells (1 elect. pump, 1 e concrete water storage metal barn (1,200 sf per near the small ranching o Kids could go to either I	hin oak, mesqu solar pump, 2 tank at headqu MCAD). Hay sl community of H	ite and ceda windmills), 2 Jarters. Olde ned, steel w lext, TX (pos	ar. Several cultiva 2 of which yield 2 er 3/2 mobile hon orking pens. st office, country s	ated fields/pas 0 & 33 GPM p ne w/ Central store) on Stat	stures up front and in the per well logs. Dirt pond H&A used as a te Hwy 29 about half way	
Withdraw Comments:							
Display on Internet: Yes Office Broker's Lic #: 233	Display Add 410	dress: Yes	Allo	ow AVM: No	Allow Co	omments: No	
Listing Office: Lehmberg F Main: (325) 347-5360 Fax: (325) 347-6651 Mail Address 1: P.O. Box 4 Mail City: Mason Mail Zip Code: 76856		Agent Ema Contact #:	ent: Bruce Lehm ail: <u>bruce@lehr</u> (325) 347-2412 umber: 0233410	nbergrealty.	com		
		n Herein Deemed Hill Country Board					

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