



For Sale on Market

\$456,274

Call (903) 626-6677 Today!

COUNTRY HOMES/ACREAGE

This property has beautiful open pastureland with 2 ponds and is already outfitted with top-of-the-line pipe working pens. It is located in a serene countryside with paved road frontage, several options for homesites, and it is just 2.5 miles from the bridge crossing Lake Limestone. Dreaming of being a rancher? Let's get you started! Don't delay.

GENERAL DESCRIPTION

Subdivision: na

Property Type: Country Homes/Acreage

Lotsize: 2,486,010

Key Map: 1

MLS# / Area: 18424274 / 73



Get in touch

Brenda Thomas

(903) 626-6677

Red Barn Realty

(903) 626-6677

TBD-A Fm-3371, Groesbeck, TX 76642

Visit <https://www.har.com/18424274> for more information

371

Lcr 822

Lcr 822

Lcr 814

3371

157.07 Acres

Lcr 822 1000 ft



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

PROPERTY DATA SHEET

ACREAGE: 57.07 Acres J L Chavert _____ acres Lot _____

PRICE: 456,274.00 _____ Terms Cash or New loan

MINERALS: Seller agrees to convey 0 % of the oil & gas minerals.
 Seller agrees to convey _____ % of the other minerals.

Reserved by _____ All of Record
 prior owners _____

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.
 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 _____, 19xx
 Needed () 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: (x) Pasture _____ % +/- _____
 () Wooded _____ % +/- _____
 () Creeks _____ () Lakes _____
 () Soil _____

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

NOTE: Approx. heated/cooled sq. ft. _____, outside dimensions _____
 Total Rooms _____ Living Room Size _____ Total Baths _____
 Total Bedrooms _____ #1 Size _____ #2 Size _____ #3 Size _____

Ag Exempt () Air Cond. () Dining () Brick
 () Heat () Breakfast () Frame
 () Water () Living Room () Slab
 () Electricity () Kitchen () Pier & Beam
 () Telephone () Fireplace () Barns
 () City Gas () Garage () Sheds
 () Propane () Carport (x) Corrals
 () Sewer () Utility Room () Other
 () Septic Tank () Other () Other

SCHOOL DISTRICT: GISD _____ \$120.18

TAXES: County \$ _____, School \$ _____, City \$ _____

Note: 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.