

Property Description & Additional Property Details
7705 CR 342 | Milano, TX

Description:

New Listing in Milano, Texas- 14.1 Unrestricted Acres of Country Living with Stunning Features!

Welcome to this exceptional 14.1-acre property in beautiful Milano, Texas! Perfect for anyone seeking peaceful country living, this property offers an abundance of space, natural beauty, and versatile amenities. The land boasts a serene 18-foot deep pond and a charming spring creek, providing a tranquil setting for relaxation or outdoor recreation.

The main residence is a 3-bedroom, 2-bath home with a versatile second-story loft that can be transformed into a personalized flex space-whether for an office, hobby room, or additional bedroom/living areas. The property also includes two mobile homes, each with its own septic and electric meters, offering excellent accommodations for extended family or guests while maintaining privacy and comfort.

Additional property details include numerous fenced garden areas, multiple storage and feed sheds, along with a poultry coop. Property also includes its own wifi tower, providing reliable and high-speed service, perfect for work an entertainment.

Whether you're seeking a peaceful getaway or unrestricted property with endless potential, this beautiful country retreat offers something for everyone! Schedule a showing today and make this slice of Texas paradise yours!

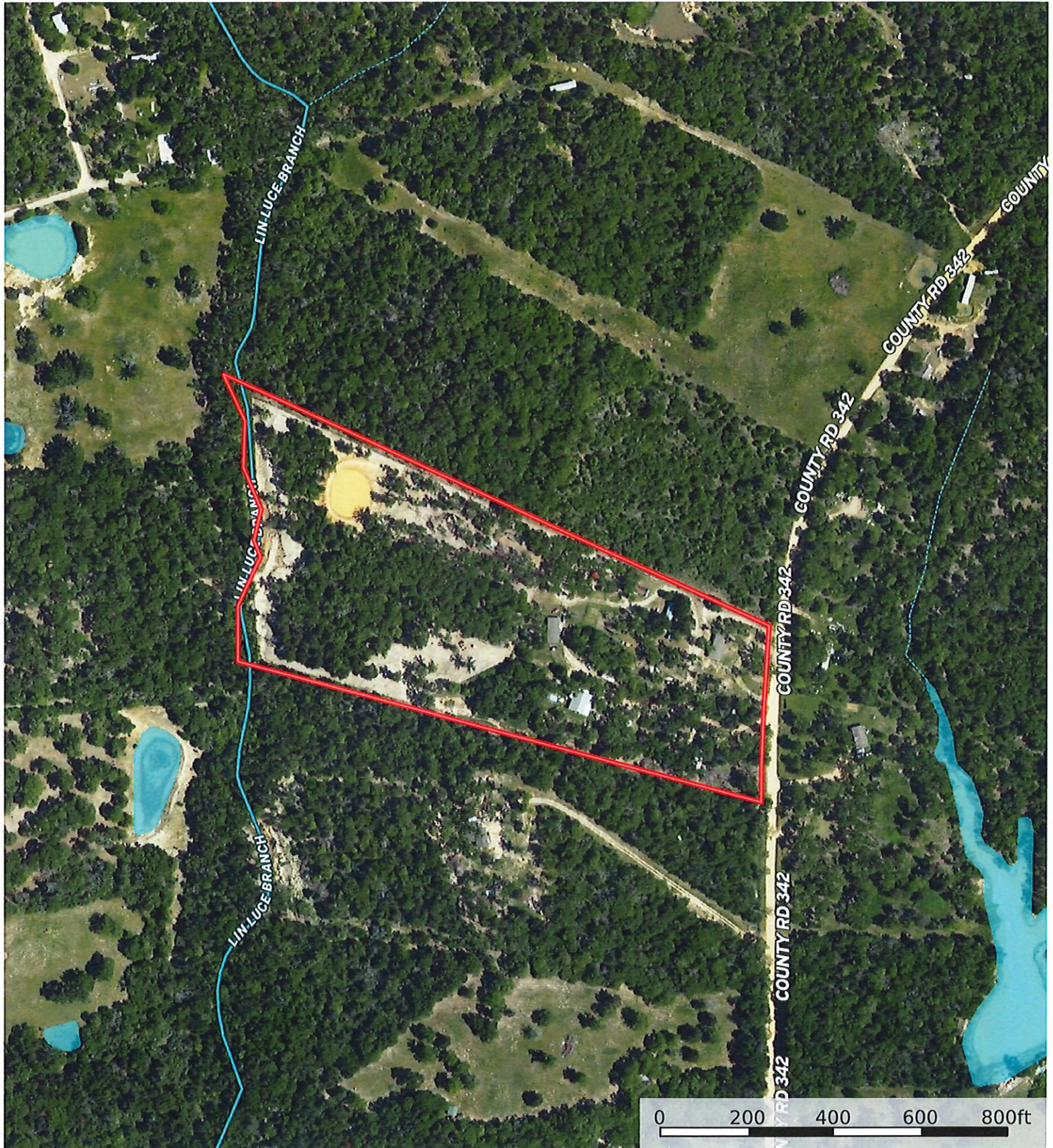
Additional Property Details:

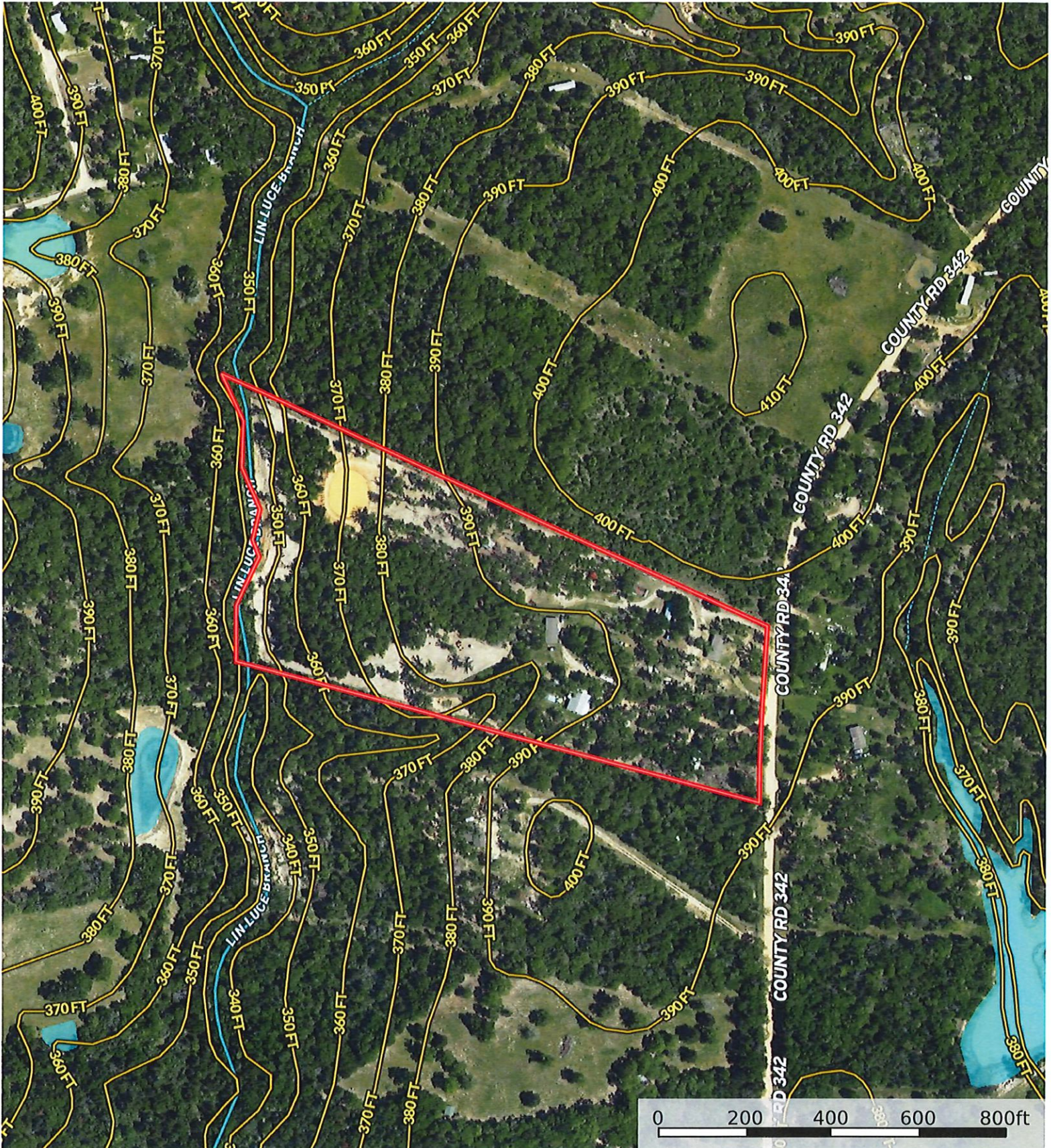
Main House: Loft style home; 3 bed/2 bath
Double Wide Trailer: 3 bed/2 bath; central AC/Heat
Single Wide Trailer: 2 bed/2 bath

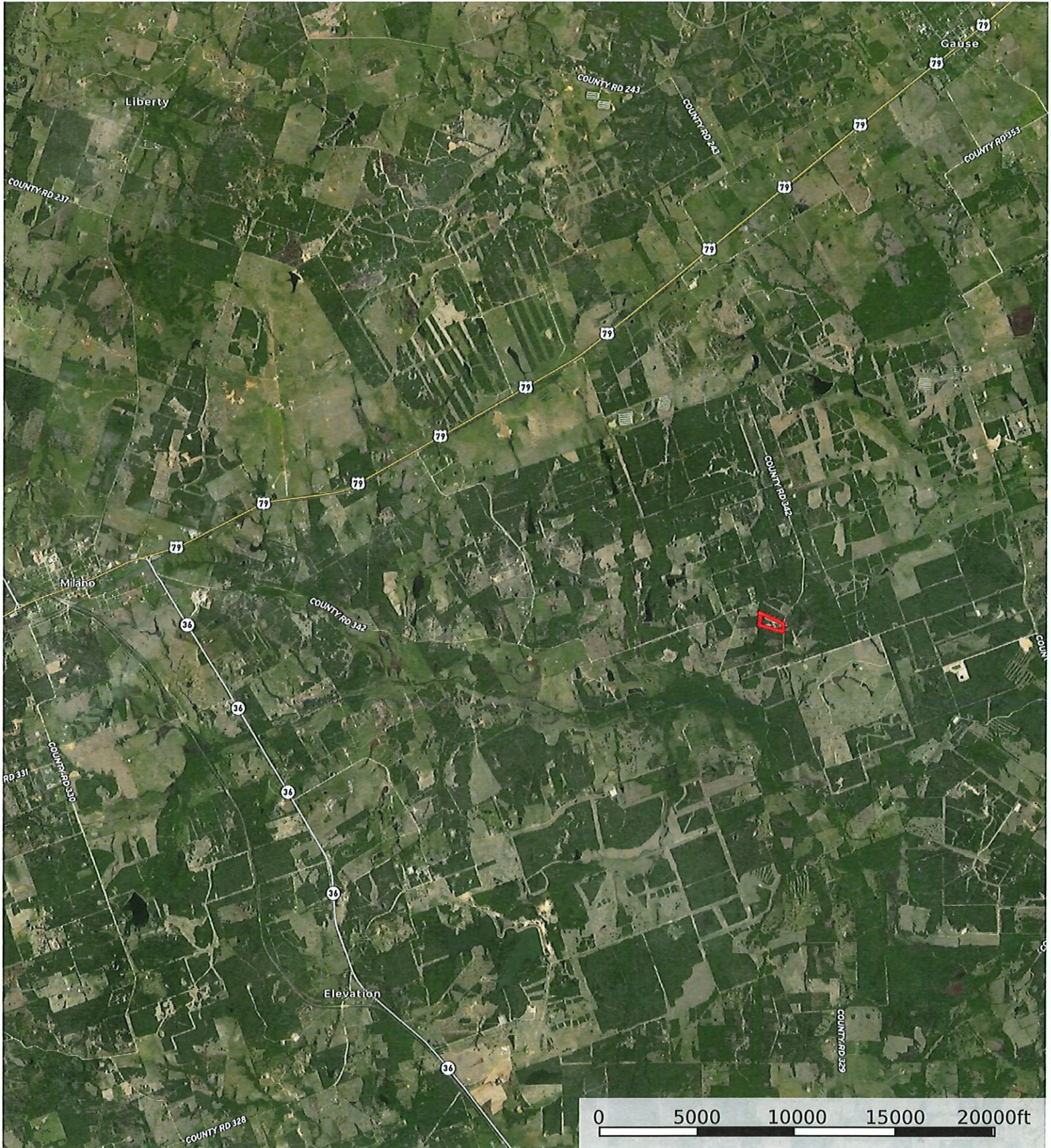
Each residence contains its own septic and electric meter.
The single wide trailer is currently leased out for \$850/month, on a month to month lease.

The following items are excluded from sale:

- Appliances/Window Units from main house
- Appliances from the double wide
- Shed/Greenhouse







 Boundary



 Boundary



In Re: 4.000 Acres
A part of Tract 33
Lin Luce Ranches – Section 2
Samuel A. Long Survey
Abstract No. 240
Milam County, Texas

All that certain tract or parcel of land situated in Milam County, Texas, being a part of the Samuel A. Long Survey, Abstract No. 240, being a part of Tract 33 shown on a Map or Plat thereof of the Lin Luce Ranches, Section 2 recorded in Cabinet A, Slide 64-A of the Plat Records of Milam County, Texas, being all of a called 4 Acre tract conveyed from Kevin Payne to Odessa Payne, et vir by Deed dated January 28, 2010 in Volume 1117, Page 819 of the Official Records of Milam County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 3/8" iron rod on the east Right-of-Way line of County Road 343, on the west at an exterior ell corner of Tract 63 of the said Lin Luce Ranches, Section 2, at the southeast corner of Tract 34, of the said Lin Luce Ranches, Section 2, for the common northeast corner of the said Tract 33 and of this tract;

THENCE S 01° 03' 26" E - 195.90 feet along the common line between the said Tract 63 and Tract 64 of the said Lin Luce Ranches – Sec. 2, respectively, and Tract 44, the said east Right-of-Way line of County Road 343, 4 Acre tract and to a set 1/2" iron rod (with red plastic cap marked "Triad RPLS 5952") for the southeast corner of this tract;

THENCE along the common line between the said 4 Acre tract and the residue of the said Tract 33 conveyed to Kevin Payne in Vol. 1066, Pg. 638, for the following courses and distances:

N 67° 48' 51" W - 1006.65 feet to a set 1/2" iron rod (with red plastic cap marked "Triad RPLS 5952") for the southwest corner of this tract;

N 22° 11' 08" E - 180.00 feet to a set 1/2" iron rod (with red plastic cap marked "Triad RPLS 5952") on the common line between the said Tract 33 and the said Tract 34, for the northwest corner of this tract;

THENCE S 67° 48' 51" E - 929.35 feet along the common line between the said Tract 33 and the said Tract 34 to the **POINT OF BEGINNING** containing within these metes and bounds 4.000 Acres of land of which 0.180 Acres lies within the said County Road 342.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 20th day of September, 2018.

Bradley L. Lipscomb, RPLS



Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S18-167

PLOT DATE:

BRADLEY L. UPSGOMB, RPLS



I, BRADLEY L. UPSGOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952, IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND, THIS PLAT HEREON AND FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF INTERESTS, VISIBLE UTILITIES OR ROADS IN PLACE EXCEPT AS SHOWN; SAID IMPROVEMENTS, VISIBLE UTILITIES OR ROADS IN PLACE, EXCEPT AS SHOWN, SAID APPROPRIATELY MARKED AND IDENTIFIED BY THIS SURVEYOR AND SESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV, SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF DECEMBER, 2018.

KEVIN PAYNE
TRACT 33
(RESIDUE)
1089/638

TRACT 33

N 22°11'09" E 180.00'

KEVIN PAYNE
TO
ODESSA PAYNE, ET VIR
4 ACRES
JANUARY 25, 2010
VOL. 1117, PG. 819

4.000 ACRES

(0.190 ACRES LIE WITHIN
COUNTY ROAD 342)

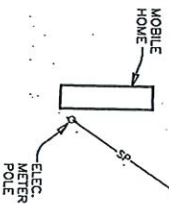
TRACT 33

S 67°48'51" E 929.35'

TRACT 34

LIN LUCE RANCHES - SECTION 2
(PLAT RECORDS - CABINET A, SLIDE 64-A)
SAMUEL A. LONG SURVEY, ABSTRACT NO. 240
MILAM COUNTY, TEXAS

N 67°48'51" W 1006.65'



40' WIDE ROAD
EASEMENT - PLAT

S 01°03'26" E
195.90'
COUNTY ROAD 342

TRACT 63

TRACT 64

LEGEND

- - 3/8" IRON ROD FOUND
- SP- SERVICE POWERLINE
- - 1/2" IRON ROD SET WITH RED CAP MARKED "TRAD SURVEYING" RPLS 5952"

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

- NOTES:
1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS MADE NO ATTEMPT TO RESEARCH EASEMENTS AND/OR OTHER MATTERS WHICH MAY BE REFLECTED ON A CURRENT TITLE COMMITMENT.
 2. FLOOD HAZARD DATA NOT AVAILABLE FOR RURAL MILAM COUNTY.
 3. THE FOLLOWING APPLIES AS A BLANKET EASEMENT TO THIS TRACT AND GRANTS THE RIGHT OF INGRESS AND EGRESS:
 - A) BELPALLS ELECTRIC COOPERATIVE - 421/159

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SCALE: 1" = 100 FEET



SURVEYING, INC. FROM REGISTRATION NO. 10007900
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

4.000 ACRES
PART OF TRACT 33

LIN LUCE RANCHES - SEC. 2
SAMUEL A. LONG SURVEY
ABSTRACT NO. 240
MILAM COUNTY, TEXAS

Completion Date: 9/20/18 Drawn by: KH
Scale: 1"=100' Surveyed by: KW/JR
PROJECT NO. S18-167 Checked by: BL