

For Sale on Market

\$79,999

Call (903) 626-6677 Today!

COUNTRY HOMES/ACREAGE

Prime highway frontage, excellent location, partially wooded 4.93 +/- acre property located on FM 1511 near Flo, Texas. This tract is ready to go! Has water and electricity available.

GENERAL DESCRIPTION

Subdivision: na

Property Type: Country Homes/Acreage

Lotsize: 216,188 / Appraisal District

Market Area: Centerville/Leona Area

MLS# / Area: 60575979 / 63



Get in touch
Brenda Thomas

(903) 626-6677



Red Barn Realty

(903) 626-6677

12056 FM 1511, Buffalo, TX 75831

Visit <https://www.har.com/60575979> for more information



629186

623456

704361

County Road 292

618489

702119

602128

Farm-to-Market Road 1511 (EM 1511)

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

PROPERTY DATA SHEET

ACREAGE:

4.93+/- acres Lot _____

**PRICE:
MINERALS:**

\$79,999 Terms Cash, new loan, Owner financing available
 Seller agrees to convey None % of the oil & gas minerals,
 Seller agrees to convey NONE % of the other minerals.

Reserved by All & Record
 prior owners all & 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, 12056 FM 1511
 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 _____, 19_____.
 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:

Available

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 () Recreation/Hunting
 () Home () Mobile Home
 () Home () Double Wide Mobile Home
 Approx. heated/cooled sq. ft. _____, outside dimensions _____
 Total Rooms _____ Living Room Size _____ Total Baths _____
 Total Bedrooms _____ #1 Size _____ #2 Size _____ #3 Size _____

Electricity Available

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

SCHOOL DISTRICT:

Buffalo ISD

TAXES:

County \$ _____, School \$ _____, City \$ 1550.19

Note: 2024

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.

STATE OF TEXAS

COUNTY OF LEON

November 19, 2007

4.93 ACRES

These notes describe that certain 4.93 acres in the JOEL WHITFIELD SURVEY, Abstract 928, located in Leon County, Texas; being part of that "4.963 acres" contained in a Trustee's Deed dated August 5, 2003 from Alan L. Tinsley, Trustee to David W. Free and recorded in Volume 1149 Page 622 Leon county Official Records; this 4.93 acres is described more particularly as follows:

BEGINNING at the East corner of that "1.06 acres" (recorded in Volume 906 Page 493 LCOR), same being the North corner of the "4.963 acres" in the Southwest line of that "132.98 acres" (recorded in Volume 1016 Page 178 LCOR), found a 3/8" SR at same at a fence corner,

THENCE with the Southwest line of the "132.98 acres", along an existing fence, South 71°-02'-05" East a distance of 97.08 feet to the South corner of the "132.98 acres", same being the West corner of that "145.85 acres" (recorded in Volume 602 Page 122 LCOR); found a 1/2" steel rod at same at a fence corner;

THENCE with the upper Southwest line of the "145.85 acres", along an existing fence remnants, South 71°-42'-50" East a distance of 761.04 feet to an interior corner of "145.85 acres", found a 3/8" steel rod at same,

THENCE with a line of the "145.85 acres", along fence remnants, South 01°-51'-30" East a distance of 312.29 feet to an intersection of same line with the Northeast right-of-way of FM 1511; found a 3/8" steel rod bearing South 01°-51'-30" East 1.53 feet,

THENCE with the Northeast right-of-way of FM 1511, North 65°-30'-40" West at 26.21 feet found a concrete right-of-way mark bearing South 24°-29'-20" West 100.00 feet and continuing an additional 926.02 feet for a total distance of 952.23 feet (called 954.07 feet) to an intersection of same right-of-way with the East line of the "1.06 acres"; found a 3/8" steel rod bearing South 12°-37'-11" West 4.76 feet;

THENCE with the East line of the "1.06 acres", along an existing fence, North 12°-37'-11" East a distance of 192.39 feet (called 195.93 feet) to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 4.93 acres of land.

EXHIBIT A



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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12056 FM 1511

Buffalo, TX 75831

CONCERNING THE PROPERTY AT

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown

- (2) Type of Distribution System: _____ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ Unknown

- (4) Installer: _____ Unknown
- (5) Approximate Age: _____ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Yes No
 If yes, name of maintenance contractor: _____
 Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
 If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? Yes No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller JS, _____

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Information about On-Site Sewer Facility concerning _____

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.



11-30-03

Signature of Seller Date
Frank Fannin

Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date