



For Sale on Market

\$277,315

Call (903) 626-6677 Today!

TBD FM 1469 A, MARQUEZ, TX 77865

A Hunter's Paradise: 37 mostly wooded acres off the beaten path. There is enough open space to run a few head cattle if so desired. An added bonus is the proximity to Lake Limestone and Lake Park # 5 with boat launches, fishing areas and picnic benches.

GENERAL DESCRIPTION

Subdivision: na

Property Type: Country Homes/Acreage

Lotsize: 1,611,720 / Other

Market Area: Buffalo Area

MLS# / Area: 90625050 / 63

Get in touch
Brenda Thomas

(903) 626-6677

Red Barn Realty

(903) 626-6677

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Visit <https://www.har.com/90625050> for more information



Approx. 37 Acres

1000 ft



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

PROPERTY DATA SHEET

ACREAGE:

37 ac +/- across lot W.C. Burkeson Survey A-142

PRICE:
MINERALS:

\$295,815⁰⁰ (\$7495) - Terms, Cash or New Loan
Seller agrees to convey NONE % of the oil & gas minerals.
Seller agrees to convey NONE % 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,
(X) Deed easement wide
() Subject property is land locked, no deeded easement.
(X) A. Title policy issued by
() B. The Trustee on any Seller
Financed Note shall be

SURVEY:

To Be Provided

() A. No survey is required
() B. Seller shall furnish to Buyer Seller's existing survey of the property dated
() 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 40 % +/-
(X) Wooded 60 % +/-
() Creeks () Lakes
() Soil

IMPROVEMENTS:

Land presently used for: () Residential (X) Ranching
() Crop Farming (X) 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

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

SCHOOL DISTRICT:

Leon ISD

TAXES:

TBD

Note:

County 2, School 2, City 2

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 withdrawal from the market without notice. All information must be verified independently by buyer.