



Agent Full Report

MLS#: 13079686 N	Active	11.1ac CR 1145	Celeste	75423	LP:	\$50,152
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	Category:	Lots & Acreage	Type:	LND-Farm/Ranch	Orig LP:	\$50,152
	Area:	33/2			\$ / Acre:	\$4,499.96
	Subdv:	Out of Moore, Martin				
	County:	Hunt	Lake Name:			
	Parcel ID:	999999	Plan Dvlpmnt:			
Lot:	Block:		Legal:	Tract #4		
Multi Prcl:	No		MUD Dst:	No	Unexempt Taxes:	
# of Lots:			Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:	418		Feet to Road:		Road Asmt:	
Land SqFt:	485,476 /		Appraiser Name:		\$/Lot SqFt:	\$.10
Acres:	11.145		Lot Dimen:		Subdivided:	Yes
HOA:	None		HOA Dues:		Will Subdiv:	Subdivided
Crop Retire Prog:			# Lakes:		Pasture Acres:	11.140
Land Leased:	Yes		# Ponds:		Cultivated Acres:	
AG Exemption:	Yes		# Stock Tanks:	1	Bottom Land Acres:	
			# Wells:		Irrigated Acres:	
			# Wtr Meters:			



Recent: **01/15/2015 : NEW**

School Dist:	Celeste ISD	Middle School:		High School:	Celeste
Elementary School:	Celeste	Intermediate School:		Junior High School:	Celeste
Primary School:					

Lot Description:	Acreage, Horses Permitted, Pasture, Some Trees, Tank/ Pond	Restrictions:	None
Lot Size/Acreage:	10 Acres to 100 Acres	Easements:	Natural Gas, Utilities
Present Use:	Agriculture, Cattle, Grazing	Documents:	
Proposed Use:	Agriculture, Cattle, Dairy, Equine, Grazing, Mobile, Other, Residential Single, Sheep/Goats	Type of Fence:	
Zoning Info:	Not Zoned	Exterior Buildings:	
Development:	Unzoned	Barn Information:	
Street/Utilities:	All Weather Road, Gravel/Rock, No City Services, Outside City Limits	Common Features:	
Other Utilities:	None	HOA Includes:	
Topography:	Brush, Cleared, Gullies	Miscellaneous:	
Road Frontage Desc:	County, Gravel/Rock	Special Notes:	Deed Restrictions, Pipeline
Crops/Grasses:	Native, Other	Proposed Financing:	
Soil:	Black	Possession:	Closing/Funding
Surface Rights:		Showing:	Contact Agent

Property Description: **Gently rolling in a quiet country setting, this future home site is ready to fit your dreams. Taken out of a larger 179 acre ranch, this 11.145 +/- acres of good pasture graze is currently under lease for cattle featuring beautiful views, a year-round tank, good grass year round and is just far enough out of the city to be peaceful and quiet, yet not too far for daily travel. Owner financing may be available for qualified buyers. Aerial Tract4.**


Public Driving Directions: **US Hwy 69 north of Celeste, west on CR 1145 which will turn south. Property begins on left just south of first cross-fence.**

Private Remarks: **Deed Restrictions will allow mobile homes 5 years old or newer, no commercial use, no exotic animals.**

Loan Type:	Treat As Clear	Bal:		Equity:		Int Rate:		Pmt Type:	
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:		Payment:	

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 0	DOM:	LD: 01/15/2015	XD: 07/13/2015
LO: SUD01C Sudderth Real Estate, Inc. (903) 587-3301				Fax: (903) 587-2404		Off Website: www.sretexas.com	
LO Addr: 100 East Collin Leonard, TX 75452				Office Email: rodger@sretexas.com		Off Supervisor:	
LA: 0641558 Mickey Fox (972) 838-5438				Fax:		Brk Lic#: 0578151	
LA Cell: (972) 838-5438				LA Other: (903) 587-3301			
LA Email: realtormickey@gmail.com				LA Website:			
LA 2:				LA 2 Contact:			
Pref Title Co: Fannin County Title				Location:			

Call:	Agent	Appt: 972.838.5438	Owner Name:	See Agent
Keybox #:	9999	Keybox Type:	Combo	Seller Type:
Show Instr:	Call Agent for Instructions. Go and Show. Close and Lock All Gates - Cattle Present		Occupancy:	Individual(s)
Open House:			Owner Permission To Video:	Yes



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