

SCHWAB REALTY
P.O. BOX 99
CENTERVILLE, TEXAS 75833-2263
(903) 536-2672 or (800) 671-2672

PROPERTY DATA SHEET

ACREAGE: 110.53 Acres. Lot/Survey Byars Survey, A-81

PRICE: \$3,650/Ac Terms, _____

MINERALS: Seller reserves the following mineral, royalty or other interests: None - Seller does not own any.

Reserved by prior owners All of 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 and egress via:
(X) Public road, FM 831
() Deed easement _____ wide _____
() Subject property is land-locked with no deeded easement.

TITLE COMPANY: (X) A. Title policy issued by Leon County Abstract Company
() B. The Trustee on any Seller-Financed Note shall be: _____

SURVEY: () A. No survey is required.
(X) B. Seller shall furnish to Buyer Seller's existing survey of the property dated September 1971
() 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: Water Supply Company: Flo WSC
(X) 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.
(X) All transfer fees will be paid by the buyer.

LAND TYPE: (X) Pasture Coastal & Bahia, 10 % +/- _____
(X) Wooded Hardwood & Pine, 90 % +/- _____
(X) Creek Spring Creek (X) Ponds: Stock Pond
(X) Soil Sandy Loam () Lakes: _____

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

Approx. heated/cooled sq. ft. 1,000, outside dimensions _____
Total Rooms 3 Living Room Size _____ Total Baths 1
Total Bedrooms 1 #1 Size _____ #2 Size _____ #3 Size _____

(X) Air Cond. Window	() Dining	() Brick
() Heat	(X) Breakfast	(X) Frame
(X) Water Flo WSC	() Living Room	(X) Pier & Beam
(X) Electricity Houston Co	(X) Kitchen	() Barn
(X) Telephone	() Fireplace	(X) Corral Metal
() City Gas	(X) Garage	(X) Shed 20 X 30
(X) Propane Owner Tank	() Water Well	() Pond
() Sewer	() Utility Room	() Other
(X) Septic Tank	() River Frontage	() Duck Ponds

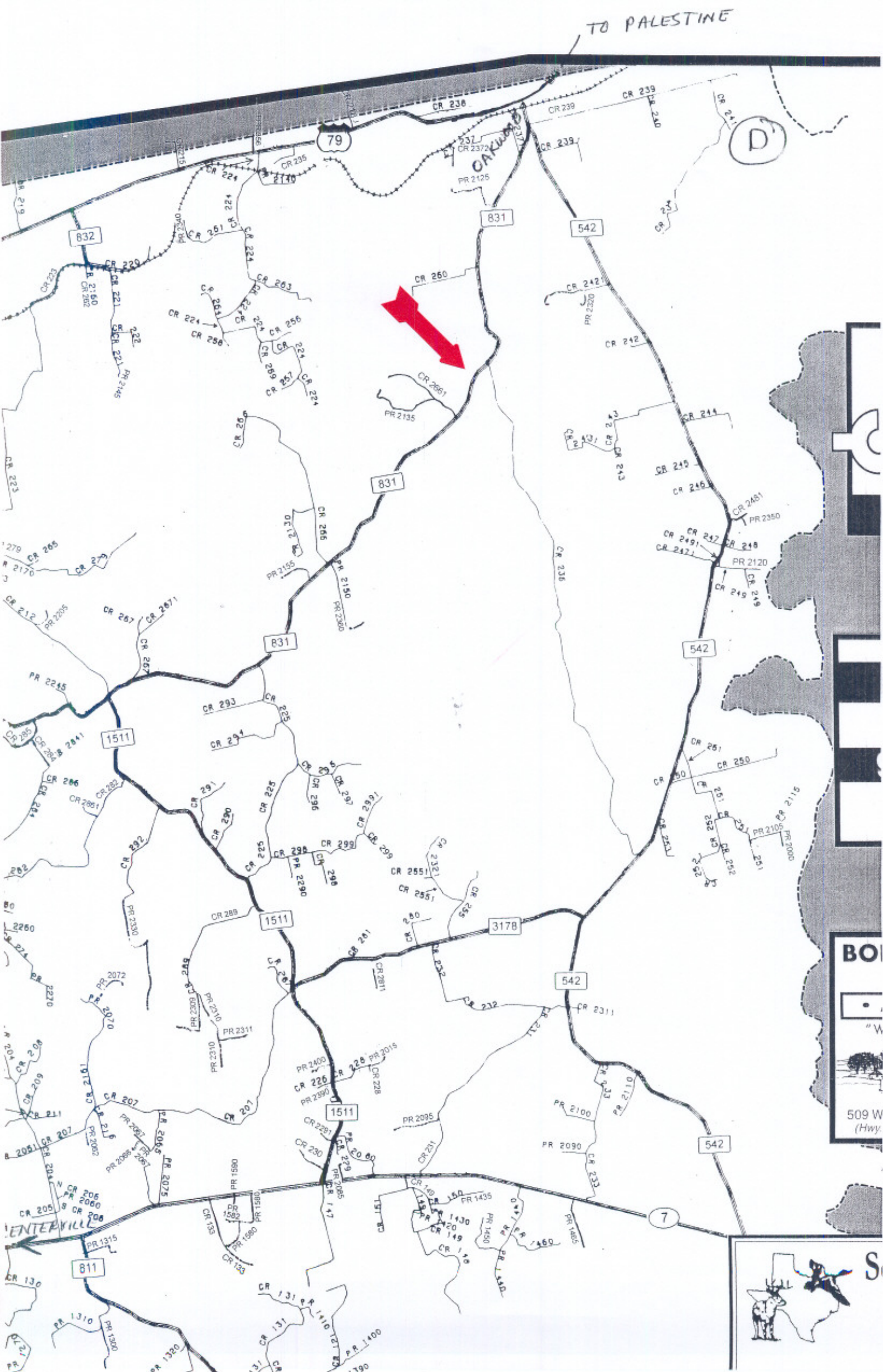
SCHOOL DISTRICT: Oakwood ISD

TAXES: 2010 County \$ 122.70 School \$ 305.45 ESD # 1: \$ 29.37 Total: \$ 457.52

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 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.



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TO PALESTINE

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509 W
(Hwy)

