

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

**PROPERTY DATA SHEET**

ACREAGE: 51.135 Acres. Lot/Survey Beauchamp A-54 & J. Walker A-944

PRICE: \$199,426.50 Terms, L.C. Wall 20 - 6.5 - 10

MINERALS: Seller reserves the following mineral, royalty, timber or other interests: None

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:  
( ☒ ) Public road, CR 415  
( ) Deed easement \_\_\_\_\_ wide \_\_\_\_\_  
( ) Subject property is land-locked with no deeded easement.

TITLE COMPANY: ( ☒ ) A. Title policy issued by Leon County Abstract Co.  
( ) 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 March 31, 2010  
( ) 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: \_\_\_\_\_  
( ☒ ) 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 Bahia & Native , 85 % +/- \_\_\_\_\_  
( ☒ ) Wooded Hardwood , 15 % +/- \_\_\_\_\_  
( ) Creek \_\_\_\_\_ ( ☒ ) Ponds: Stock Pond  
( ☒ ) Soil Margie Type ( ) Lakes: \_\_\_\_\_

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

Approx. heated/cooled sq. ft. \_\_\_\_\_, outside dimensions \_\_\_\_\_

Total Rooms \_\_\_\_\_ Living Room Size \_\_\_\_\_ Total Baths \_\_\_\_\_

Total Bedrooms \_\_\_\_\_ #1 Size \_\_\_\_\_ #2 Size \_\_\_\_\_ #3 Size \_\_\_\_\_

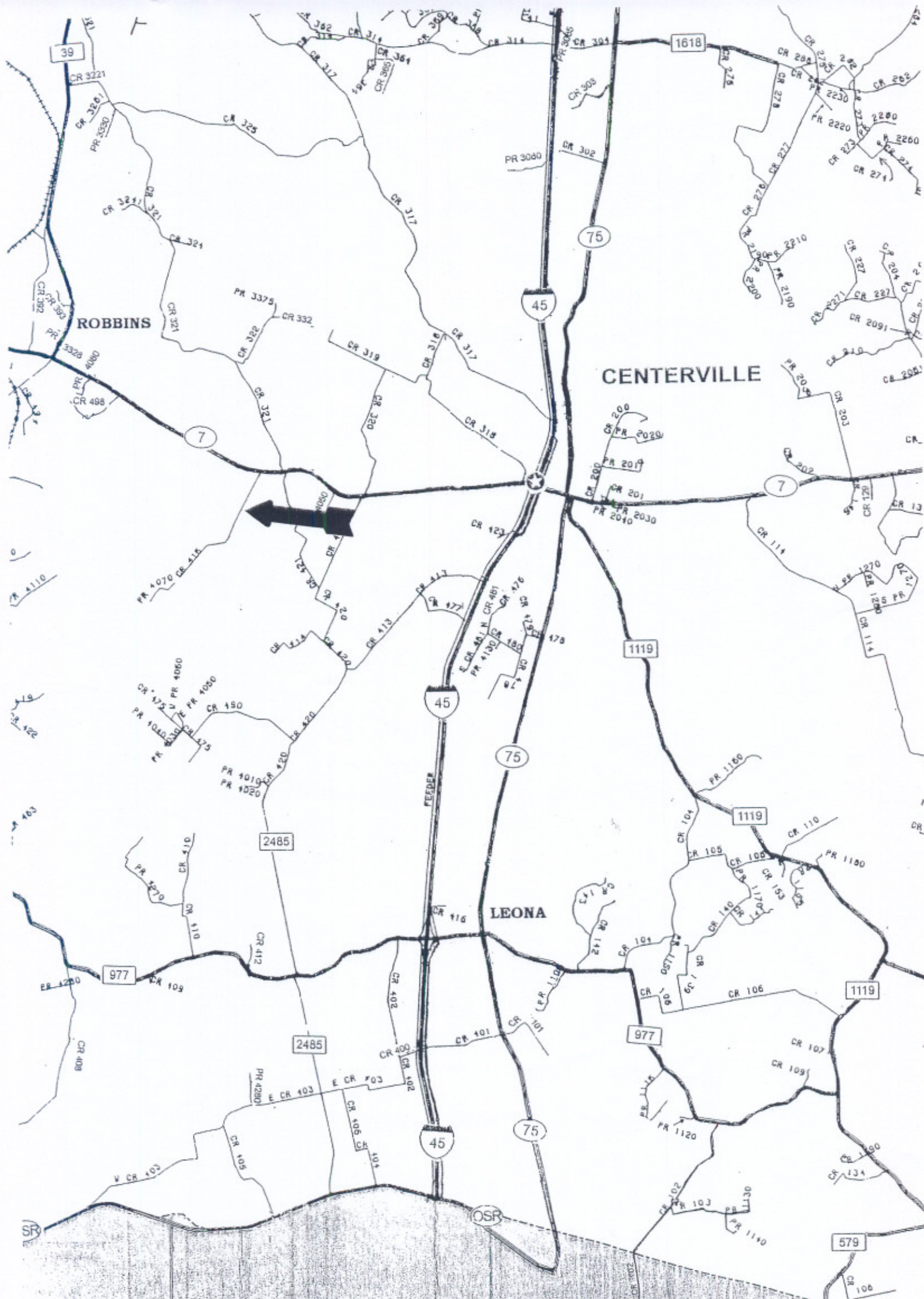
( ) Air Cond.	( ) Dining	( ) Brick
( ) Heat	( ) Breakfast	( ) Frame
( <input checked="" type="checkbox"/> ) Water Available	( ) Living Room	( ) Pier & Beam
( <input checked="" type="checkbox"/> ) Electricity Available	( ) Kitchen	( ) Barn
( <input checked="" type="checkbox"/> ) Telephone Available	( ) Fireplace	( ) Corral
( ) City Gas	( ) Carport	( ) Shed
( ) Propane	( ) Water Well	( ) Pond
( ) Sewer	( ) Utility Room	( <input checked="" type="checkbox"/> ) Other - 5 Pastures
( ) Septic Tank	( ) River Frontage	( <input checked="" type="checkbox"/> ) 5.5 Miles to Centerville

SCHOOL DISTRICT: Centerville ISD

TAXES: 2009 County \$ 12.39 School \$ 30.84 ESD #: \$ 2.97 Total: \$ 46.20

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.





# LEON COUNTY

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