

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

PROPERTY DATA SHEET

ACREAGE: 55.975 Acres. Lot/Survey Moffitt Survey A-152

PRICE: \$335,480 Terms, Cash

MINERALS: Seller reserves the following mineral, royalty, timber or other interests: All the oil & gas minerals owned.
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, IH 45 Service Road
() Deed easement _____ wide _____
() Subject property is land-locked with no deeded easement.

TITLE COMPANY: (X) A. Title policy issued by Landmark Title Co.
() 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 _____
() 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: (X) Pasture Native, 8 % +/- _____
(X) Wooded Hardwoods, 92 % +/- _____
(X) Creek Wet Weather (X) Lakes: One & One Pond
() Soil _____

IMPROVEMENTS: Land presently () Camp House () Residential
used for: () Cabin (X) 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 - Propane	() Breakfast	() Frame
() Water Well	() Living Room	() Slab
(X) Electricity - Close	() Kitchen	() Pier & Beam
(X) Telephone	() Fireplace	() Barns
() City Gas	() Garage	() Sheds
() Propane	() Carport	() Corrals
() Sewer	() Utility Room	() Other
() Septic Tank	() Other	() Other

SCHOOL DISTRICT: Madisonville

TAXES: 2006 County \$ 13.53 School \$ 30.01 Total: \$ 43.54

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.

Listing # 1787

TRRN # 45681



MIDWAY

POST OAK LP

FM 3060

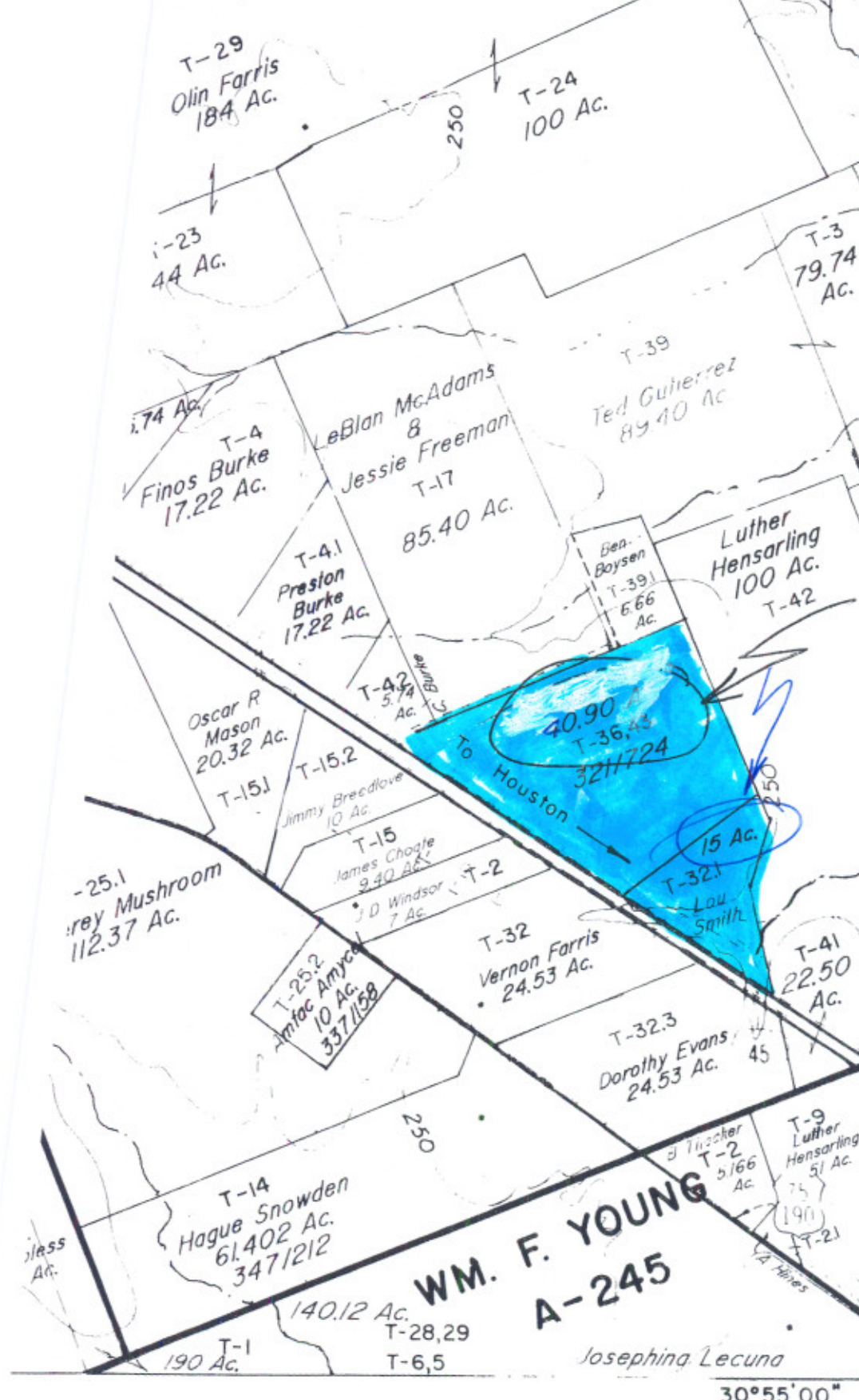
HWY. 21E

#1787

MADISON COUNTY S

2ND ST.	C-4	CR 115.	E-5	OAK FC
3RD ST.	C-4	CRANE LN./CR 411	D-5	OKLAH
4TH ST.	C-4	CRETE RD.	C-2	OLD CC
5TH ST.	C-4	CROSSROADS ST. (PVT)	F-3	OLD MI
6TH ST.	C-4	DAKOTA LN./CR 104.	F-4	OLD RE
7TH ST.	C-4	DAVID LN./CR 355	A-3	OLD SP
8TH ST.	C-4	DAVIDSON LN. (PVT)	F-2	OLD SP
ADAMS LN./CR 414A	C-5	DAWSON RD./CR 321	C, D-2	OLSEN
AIRPORT LN. (PVT)	E-4	DENMAN RD./CR 432	C-5	OREGO
ALASKA LN. (PVT)	I-2	DERBY LN./CR 117	G-3	OSR
ALLPHIN RD./CR 220	G-2	DINGERVILLE RD.	F, G, I, 2	OWENS
ALTA LN. (PVT)	F-4	DISERENS RD./CR 332	C-4	OXFORD
AMATEUR LN.	E-3	DONAHU RD./CR 432, 433	B-4	PARKEE
ANTIOCH RD./CR 248	H, I-1	DOVE LN./CR 300B	F-3	PEARLS
APPLE LN. (PVT)	F-2	DUGGAN LN./CR 410	D-5	PAYNE I
ARBOR LN./CR 108	F-5	DUTTON LN./CR 302	E-3	PCT. 1 D
ARIZONA LN./CR 103	F-4	EASTRIDGE LN./CR 100	F-3	PEARLS
ARKANSAS RD./CR 132	H-3	EDGEWOOD LN. (PVT)	E-5	PECAN
ASH ST.	H-2	ELLISON LN. (PVT)	B-3	PEE DEE
AYERS RD.	B-3	ELM/ ST.	H-2	PETRE I
B.G. PIERCE LN. (PVT)	B-4	EMU LN./CR 439	C-5	PIN OAK
BAKER LN. (PVT)	F, G-4	ESKRIDGE LN./CR 353	B-3, 4	PINETO
BANKHEAD DR. (PVT)	E-5	FAIRWEATHER PARK LN. (PVT)	H-1	PLEASA
BARNETT RD./CR 438	B-6	FARRIS L.P. (PVT)	H-2	PLUM L
BATSON LP/CR 330	C, D-2, 3	FELLOWSHIP LN./CR 112	G-4	POND B
BEASLEY RD./CR 424	C-5	FERGESON LN. (PVT)	H-2	POSSUM
BELL LN. (PVT)	G-1, 2	FEHUS LN. (PVT)	D-3	POST O
BERRY LN. 306A	F-3	FLORIDA LN./CR 106A.	F-4	POST O
BEVERLY HILLS LN.	C-4	FM 1119	G-1, 2	POTEET
RETHEL CEMETERY RD. (PVT)	D, E-5	FM 1372	B, C, D, E-4, 5, 6	PRESTO
BEVERLY HILLS DR. (PVT)	E-4	FM 1428	G, H, I-3, 4	PRINCE
BLACK OAK LN. (PVT)	C-4	FM 1452 E.	E, F-4	PUDDIN
BLAGRAVES RD./CR 350	B-3, 4	FM 1452 W.	A, B, C, D, E-3, 4	ORIAN I

MOFFITT A-152



1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18		

LOCATION
7.5' QUADRANGLES
MADISON CO., TEXAS

A	D
B	E
C	F

LOCATION
THIS QUADRANGLE

CONNOR

WM. F. YOUNG A-245

DISCLAIMER
This map is used for ad valorem taxation of
property by Madison County Appraisal District.
It in no way indicates legal ownership.

9B

#1787



#1787