

# 37 acres in Limestone County

Red Barn Realty | 903-626-6677 | [redbarnrealty@yahoo.com](mailto:redbarnrealty@yahoo.com)



## Property Address

na LCR 878  
Jewett, Texas 75846

## Property Highlights

- Price: \$329,900.00
- Acres: 37.33
- County: Limestone
- State: Texas
- Closest City: Jewett
- Property Type: Commercial Property, Farms, Recreational Property

## Property Description

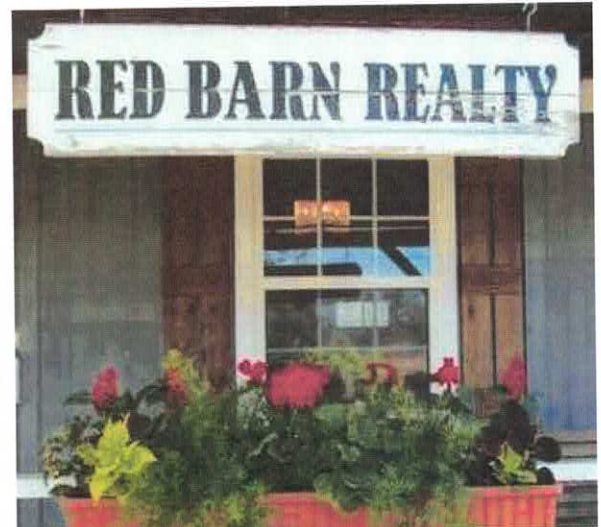
Entrepreneurs - Visionaries Welcome

37.33 acres more or less conveniently located off of FM 1512 in Limestone County with a brand new Fish Farm in the making! Yes, you heard us right- a Fish Farm. This unique listing has a 600 ft +/- water well with 6 in casing to support the 8 ponds that have been created; currently hybrid catfish are being raised in 3 of the ponds; 3 ponds have been completed but not stocked; 2 of the ponds need electricity run to them. There is a 20 ton Feed Bin and there are 8 3HP paddle wheel aerators. Let your imagination run wild!! This farm is not limited to just catfish; how about Shrimp? Bait fish? Stockers? or Frogs? Restaurants love to sell fresh seafood-raise it sell it! OR create a family friendly gathering place to bring or rent a fishing pole, set on the bank and catch supper! LOTS OF POSSIBILITIES

Call today

## Driving Directions

From Hwy 39 turn on FM 1512 go to LCR 878 turn left, follow to Red Barn Signs. Must be accompanied by a Realtor.



Brenda & Cricket Thomas  
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Jewett, TX 75846  
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More details at [landsoftexas.com/listing/6129510](http://landsoftexas.com/listing/6129510)

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

PROPERTY DATA SHEET

ACREAGE:

37.33 +/- acres Lot

PRICE:  
MINERALS:

\$349,500

Terms: Cash or new loan

Seller agrees to convey \_\_\_\_\_ % of the oil & gas minerals.

Seller agrees to convey \_\_\_\_\_ % 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, LCR 878

( ) Deed easement \_\_\_\_\_ wide

( ) Subject property is land locked, no deeded easement.

☒ A. Title policy issued by FTLC

( ) 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 3/29/2010

( ) 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

( ) 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.

( ) Pasture \_\_\_\_\_ % +/-

( ) Wooded \_\_\_\_\_ % +/-

( ) Creeks \_\_\_\_\_ ( ) Lakes \_\_\_\_\_

( ) Soil \_\_\_\_\_

Land presently ( ) Residential ( ) Ranching

used for: ( ) Crop Farming ( ) 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 ( ) Barns

( ) City Gas ( ) Garage ( ) Sheds

( ) Propane ( ) Carport ( ) Corrals

( ) Sewer ( ) Utility Room ( ) Other

( ) Septic Tank ( ) Other

SCHOOL DISTRICT:

GISD

TAXES:

County \$ \_\_\_\_\_ School \$ \_\_\_\_\_ City \$ 3061.79

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



**HANEY SURVEYING SERVICES**  
281 LCR 824 Groesbeck, Texas 76642  
Tel. No. 254-562-6954  
Fax. No. 254-7292-5233

Pg. 1

Description of: 37.33 Acres, M.C. Rejon Survey A-26, Limestone County, Texas  
Owner: Binky Enterprises

BEING a 37.33 acres tract of land situated in the M. C. Rejon Survey A-26, Limestone County, Texas, and being all of the residue of that called 40 acres tract described in the deed to Binky Enterprises, LLC, Series C recorded in Document No. 21031634, Deed Records of Limestone County, Texas (L.C.D.R.), said 37.33 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point at the called intersection of a branch and county road LCR 878, said point being in the West line of the Rubye J. Mangum called 92.141 acres Tract 1 of record in Vol. 1358, Pg. 419, L.C.D.R. for the Northerly Northeast corner of said 40 acres tract and this tract, same being the Southeast corner of the Petro-Management, Inc. called 30.00 acres tract of record in Vo. 918, Pg. 231, L.C.D.R., from which corner a set  $\frac{1}{2}$ " iron rod at creek and the West margin of said LCR 878 bears S.36°21'49"W. 30.50 ft.;  
THENCE S.31°32'34"E. 672.54 ft. with the centerline of said LCR 878, an Easterly line of said 40 acres tract and the West line of said Mangum tract to a point in the said road for an ell corner in the North line of said 40 acres tract and this tract, same being an outside ell corner of said Mangum tract, from which corner a set  $\frac{1}{2}$ " iron rod for reference in the East margin of said LCR 878 bears N.51°48'07"E. 14.00 ft.;  
THENCE N.51°48'07"E. with a Northeasterly line of said 40 acres tract and the Southeasterly line of said Mangum tract, at 14.00 ft. said rod for reference, continuing along a fence, in all 621.89 ft. to a found  $\frac{3}{8}$ " iron pipe at the base of a 6" cedar fence corner post for an Easterly Northeast corner of said 40 acres tract and this tract, same being an inside ell corner in the West line of said Mangum tract;  
THENCE S.56°57'32"E. along a fence, and with the East line of said 40 acres tract and the West line of said Mangum tract, at 638.31 ft. a set  $\frac{1}{2}$ " iron rod on the West line of said fence for reference, in all 723.69 ft. to a point in the centerline of Sour Creek and the West line of the Houston Light and Power called 191.917 acres tract of record in Plat No. 570-571, Plat Records of Limestone County, Texas for an angle corner in the East line of said 40 acres tract and this tract, same being the Southwest corner of said Mangum tract;  
THENCE with the centerline meanders of said Sour Creek, the East line of said Houston Light and Power tract and the East line of said 40 acres tract as follows S.35°12'51"W. 23.62 ft., S.4°01'52"E. 62.65 ft., S.15°45'18"W. 86.21 ft., S.25°01'13"E. 67.18 ft. and S.9°41'23"E. 139.69 ft. to a point for the Easterly Southeast corner of this tract, same being an angle corner in the Northerly line of the XTO called 13.18 acres tract of record in Instrument No. 20131634, L.C.D.R.;  
THENCE N.82°53'13"W. 997.93 ft. with the North line of said XTO tract through the original Easterly portion of said 40 acres tract to a found  $\frac{1}{2}$ " iron rod in the East margin of said LCR 878 at the base of a wood fence corner post for an angle corner in the South line of this tract, same being an angle corner in the North line of said XTO tract;  
THENCE S.86°58'49"W. 29.60 ft. to a found capped  $\frac{1}{2}$ " iron rod in the centerline of said LCR 878 for an ell corner in the Southerly line of this tract, same being the Northwest corner of said XTO tract;  
THENCE with the centerline of said LCR 878 and the West line of said XTO tract through the original 40 acres tract as follows S.6°56'09"E. 43.16 ft., S.2°39'49"W. 66.71 ft., S.0°31'40"W. 190.27 ft. to a found capped  $\frac{1}{2}$ " iron rod in road and S.0°34'29"W. (basis of bearing-XTO Doc. No. 20131634) 616.78 ft. to a found capped  $\frac{1}{2}$ " iron rod South of a cattle guard in the South line of said 40 acres tract and the North line of the Henry Nguyen called 70 acres SECOND TRACT of record in Document No. 2014243, L.C.D.R.;  
THENCE S.63°52'40"W. along a fence, and with the South line of said 40 acres tract and the North line of said Nguyen tract, at 626.82 ft. a found  $\frac{1}{2}$ " iron rod on the West bank of a called dugout (creek), in all 666.82 ft. to a point in said creek and the East line of the Thomas J. Crane et ux called 79  $\frac{1}{2}$  acres tract of record in Vol. , Pg. 305, L.C.D.R. for the Southwest corner of said 40 acres tract and this tract, same being the Northwest corner of said Nguyen tract;  
THENCE with the center of said dugout, the West line of said 40 acres tract and the East line

Description of: 37.33 Acres, M.C. Rejon Survey A-26, Limestone County, Texas  
Owner: Binky Enterprises

of said Crane tract as follows N.20°59'09"W. 64.59 ft., N.0°27'12"E. 209.49 ft.,

N.31°30'00"W. 115.22 ft. and N.63°53'19"W. 120.86 ft. to a point in the South line of the Betty Crane Hirth called 77.73 acres tract of record in Vol. 1350, Pg. 109, L.C.D.R. for an ell corner in the West line of said 40 acres tract and this tract, same being the Northeast corner of said Crane tract, from which corner a set ½" iron rod for reference on the East bank of said dugout bears N.50°49'40"E. 20.00 ft.;

THENCE N.50°49'40"E. with the South line of said Hirth tract, at 20.00 ft. said rod for reference, continuing across some washout area, in all 300.58 ft. to a set ½" iron rod for an ell corner in the West line of said 40 acres tract and this tract, same being the Southeast corner of said Hirth tract;

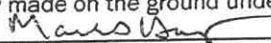
THENCE N.39°31'27"W. 545.06 ft. with the West line of said 40 acres tract and the East line of said Hirth tract through creek bottom area to a set ½" iron rod for the Westerly Northwest corner of said 40 acres tract and this tract;

THENCE N.50°28'33"E. 66.56 ft. with the North line of said 40 acres tract to a point in a fence at creek for an angle corner in the North line of this tract, same being the Southwest corner of said Petro 30 acres tract;

THENCE N.74°56'41"E. 47.82 ft. with the North line of said 40 acres tract and the South line of said Petro 30 acres tract to a point in the centerline of said creek for an angle corner in the North line of this tract, and an angle corner in the South line of said Petro 30 acres tract;

THENCE with the centerline of said creek, and the Northwest line of said 40 acres tract and the Southeast line of said Petro 30 acres tract as follows N.17°16'08"E. 57.14 ft., N.29°51'46"E. 39.29 ft., N.13°35'01"E. 10.06 ft., N.47°41'12"W. 33.66 ft., N.14°22'33"E. 86.31 ft., N.59°27'28"E. 34.58 ft., N.7°50'08"W. 45.00 ft., N.9°52'08"W. 21.40 ft., N.60°40'36"E. 39.71 ft., N.43°12'59"E. 82.35 ft., N.18°11'42"E. 152.12 ft., N.26°57'17"E. 101.70 ft., N.7°58'07"E. 82.26 ft., N.23°07'12"E. 102.55 ft., N.30°53'34"E. 36.87 ft., N.23°59'15"E. 76.74 ft., N.54°12'06"W. 27.23 ft. and N.36°21'49"E., at 34.39 ft. said rod for reference in the West margin of LCR 878, in all 64.89 ft. to the point of BEGINNING, containing 37.33 acres.

The foregoing description was prepared from that plat dated March 31, 2016 that represents the facts found from that survey made on the ground under my supervision.

  
Mark D. Haney, R.P.L.S. No. 5841  
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10. N.17<sup>a</sup>1.608 ft. 57.14 ft.
11. N.29<sup>a</sup>51.466 ft. 99.29 ft.
12. N.13<sup>a</sup>35.01 E. 10.06 ft.
13. N.47<sup>a</sup>44.112 W. 33.66 ft.
14. N.4<sup>a</sup>22.33 ft. 86.31 ft.
15. N.59<sup>a</sup>27.78 E. 34.58 ft.
16. N.7<sup>a</sup>50.08 W. 45.00 ft.
17. N.8<sup>a</sup>52.08 W. 21.40 ft.
18. N.60<sup>a</sup>40.36 E. 39.17 ft.
19. N.43<sup>a</sup>1.265 E. 82.35 ft.
20. N.18<sup>a</sup>1.142 E. 152.12 ft.
21. N.26<sup>a</sup>57.17 E. 101.70 ft.
22. N.7<sup>a</sup>58.07 E. 82.26 ft.
23. N.23<sup>a</sup>90.712 E. 102.55 ft.
24. N.30<sup>a</sup>53.34 E. 36.87 ft.
25. N.23<sup>a</sup>59.15 E. 76.74 ft.
26. N.54<sup>a</sup>1.206 W. 27.23 ft.
27. N.36<sup>a</sup>21.149 E. 64.89 ft.

37.33 ACRES TRACT  
M.C. REJON SURVEY A-26  
LIMESTONE COUNTY, TEXAS

My supervisor: Dated March 25, 2014

Mark D. Haney, R.P.L.S., No. 5841  
Haney Surveying Services  
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Tel No. 254/562-6954  
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