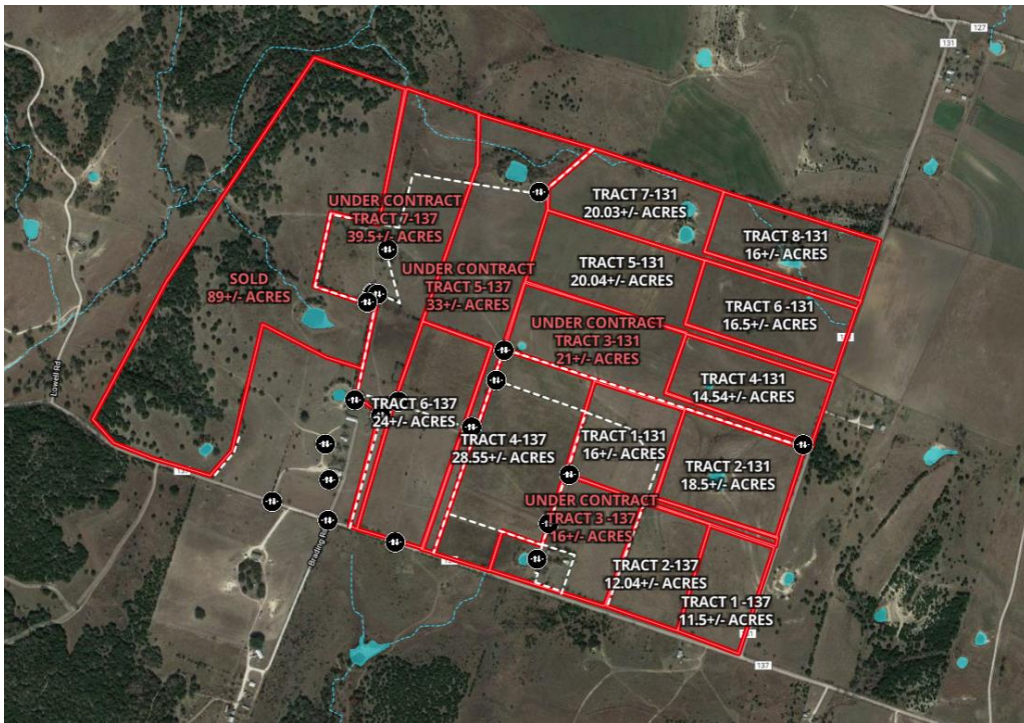


Showing Instructions

Alford Ranch Estates



This map can be reached through this link:

<https://mapright.com/ranching/maps/890c6c2b75ef48ed84149146edda9d0a/share>

An interactive map can be shared from our office by request. Please text your email address to 254-216-5057 for access. The interactive map is through MapRight. It will show you in real time where you are on the property and has all gates marked.

Access for Tracts 4-8 on CR 131

Use the gate located on Tract 4. It is a panel that has been installed by the water company and locked with a combo pad lock. The combo code is 1016.

Access for Tracts 1-2 on CR 131 & Tracts 1-2 CR 137

Use the gate located on Tract 1-137. It is a panel that has been installed by the water company and locked with a combo pad lock. The combo code is 1016.

Access for Tract 6

Use the gate on Tract 6. There is a combo pad lock with the code 1016.

Note:

Tracts that are under contract or sold:

Tract 3-131 CR 131, Tract 3-137 CR 137, Tract 5-137 CR 137, Tract 7-137 CR 137

Information for Contract

Seller Names: Marsha Kay Hicks, Sherilyn Rae Havens

Sellers Preferred Title Company:

Black Acre Title 1705 E Main Street, Gatesville TX 76528 254-865-5558

Land Price is Firm and not Negotiable

Seller's have just paid \$100,000 to upgrade access to community water.

Price includes the following improvements

To be completed within 60 days after closing (weather permitting):

Tract 1-137

Install Driveway

Tract 2-137

Install Driveway

Tract 4-137

Install Driveway

Tract 6-137

Install Driveway

Tract 1-131

Install Driveway

14' wide drive with road base material from County Road to where property widens

Tract 2-131

Install Driveway

Tract 4-131

Install Driveway

Tract 5-131

Install Driveway

14' wide drive with road base material from County Road to where property widens

Tract 6-131

Install Driveway

Tract 7-131

Install Driveway

14' wide drive with road base material from County Road to where property widens

Tract 8-131

Install Driveway

Water Meter Available through Multi County Water

Call for Pricing: 254-865-2269

Electric available through Hamilton County Electric Coop

Call for Pricing: 254-386-3123

This property is currently in ag exempt status.

Contact appraisal district for more information regarding ag exemption. 254-865-6593