



For Sale on Market

\$89,900

Call (903) 626-6677 Today!

COUNTRY HOMES/ACREAGE – FREE STANDI, 2 BEDS

From Centerville take Hwy 7 East, turn left of FM 1511 (towards Hopewell community), continue to CR 292 turn left, follow the curves around to CR 2921, stay on CR 2921, property on the right near the end of the road.

GENERAL DESCRIPTION

Subdivision: Hales Acres

Property Type: Country Homes/Acreage - Free Standi

Bedrooms: 2-1

Stories: 1

Year Built: 1995

Building Sqft: 800 / Appraisal District

Lotsize: 217,800 / Appraisal District

Market Area: Centerville/Leona Area

MLS# / Area: 26360082 / 63

Get in touch
Brenda Thomas

(903) 626-6677

Red Barn Realty

(903) 626-6677

29010 County Road 2921, Buffalo, TX 75831

Visit <https://www.har.com/26360082> for more information

FREE & ASSOCIATES, P.C.
P. O. BOX 317
CENTERVILLE, TEXAS
(903) 536-2554

STATE OF TEXAS
COUNTY OF LEON

APRIL 17, 2017

SOUTHWEST 5.00 ACRES

These notes describe that certain 5.00 acres in the J. B. FOX SURVEY, Abstract 287, located in Leon County, Texas; being part of that "20.10 acres" contained in a Warranty Deed dated August 26, 2008 from Cheryl R. Curry to Mark H. Curry and Lana L. Curry and recorded in Volume 1373 Page 205 Leon County Official Records; this 5.00 acre tract is described more particularly as follows:

BEGINNING at the West corner of the "20.10 acres" in the center of County Road 292; found a ½" steel rod (no cap) at same; found a ½" steel rod (no cap) offset South 67°-22'-48" East 29.98 feet;

THENCE with the Northwest line of the "20.10 acres" in County Road 292 (but not the centerline of same), North 30°-18'-35" East a distance of 155.98 feet to the North corner of this tract; set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) offset South 58°-57'-20" East 17.00 feet;


THENCE across the Northeast line of the "20.10 acres", South 58°-57'-20" East a distance of 1,434.52 feet to the intersection of same line with a line of the "20.10 acres"; set a ½" steel rod (with yellow cap marked D W FREE RPLS 4010) at same; found a ½" steel rod (no cap) bearing North 56°-28'-37" East 15.32 feet;

THENCE with a line of the "20.10 acres", along an existing fence, South 56°-28'-37" West a distance of 172.70 feet to the South corner of the "20.10 acres"; found a ½" steel rod (no cap) at same;

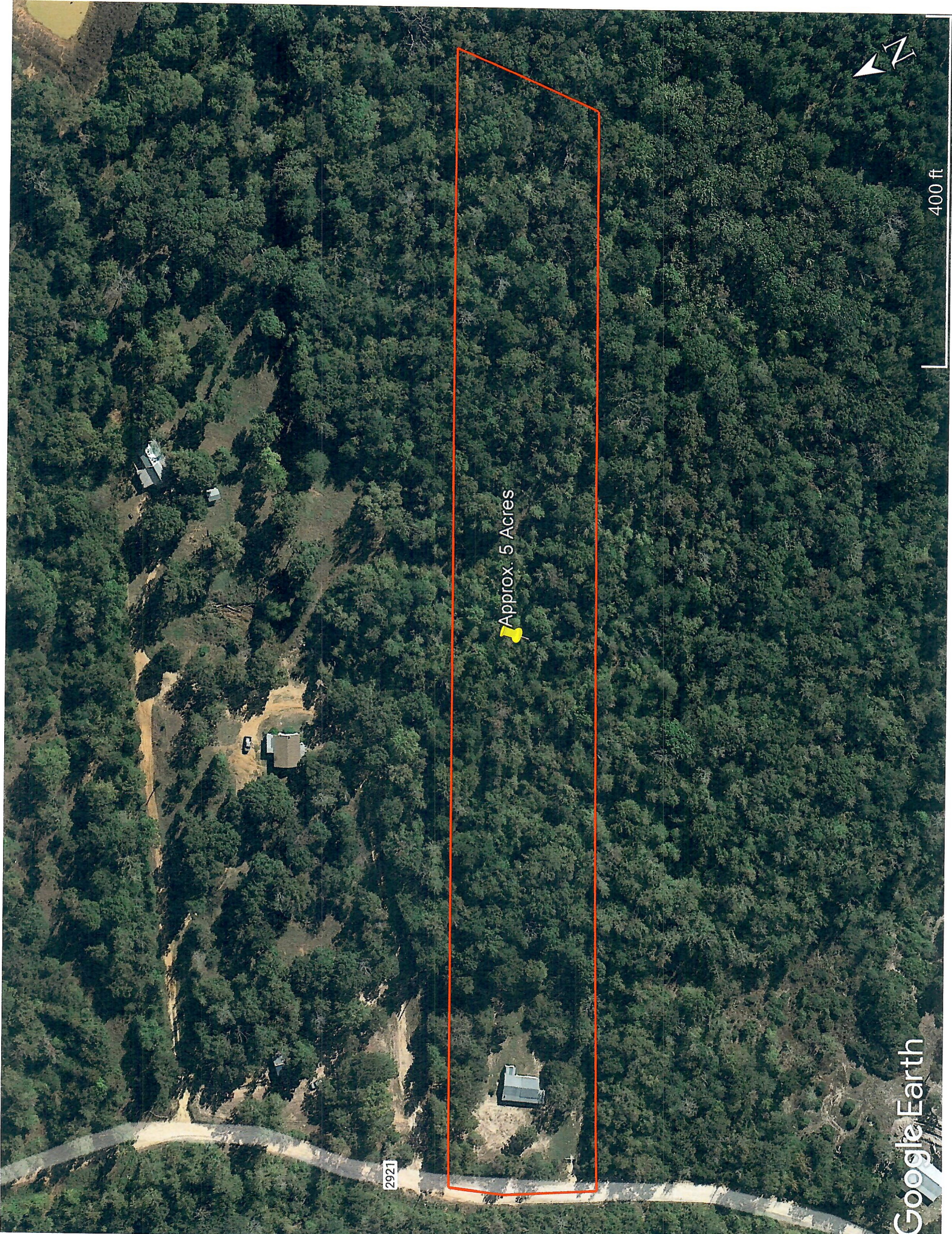
THENCE with the non-fenced Southwest line of the "20.10 acres", North 58°-57'-20" East a distance of 1,358.36 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 5.00 acres of land with 0.11 acre in County Road 292.

SURVEYOR'S NOTE: Bearings are Grid (Lambert). Access is by frontage on County Road 292. See plat.


David W. Free

R.P.L.S. No. 4010



400 ft

Approx. 5 Acres

2921

Google Earth



1000 ft

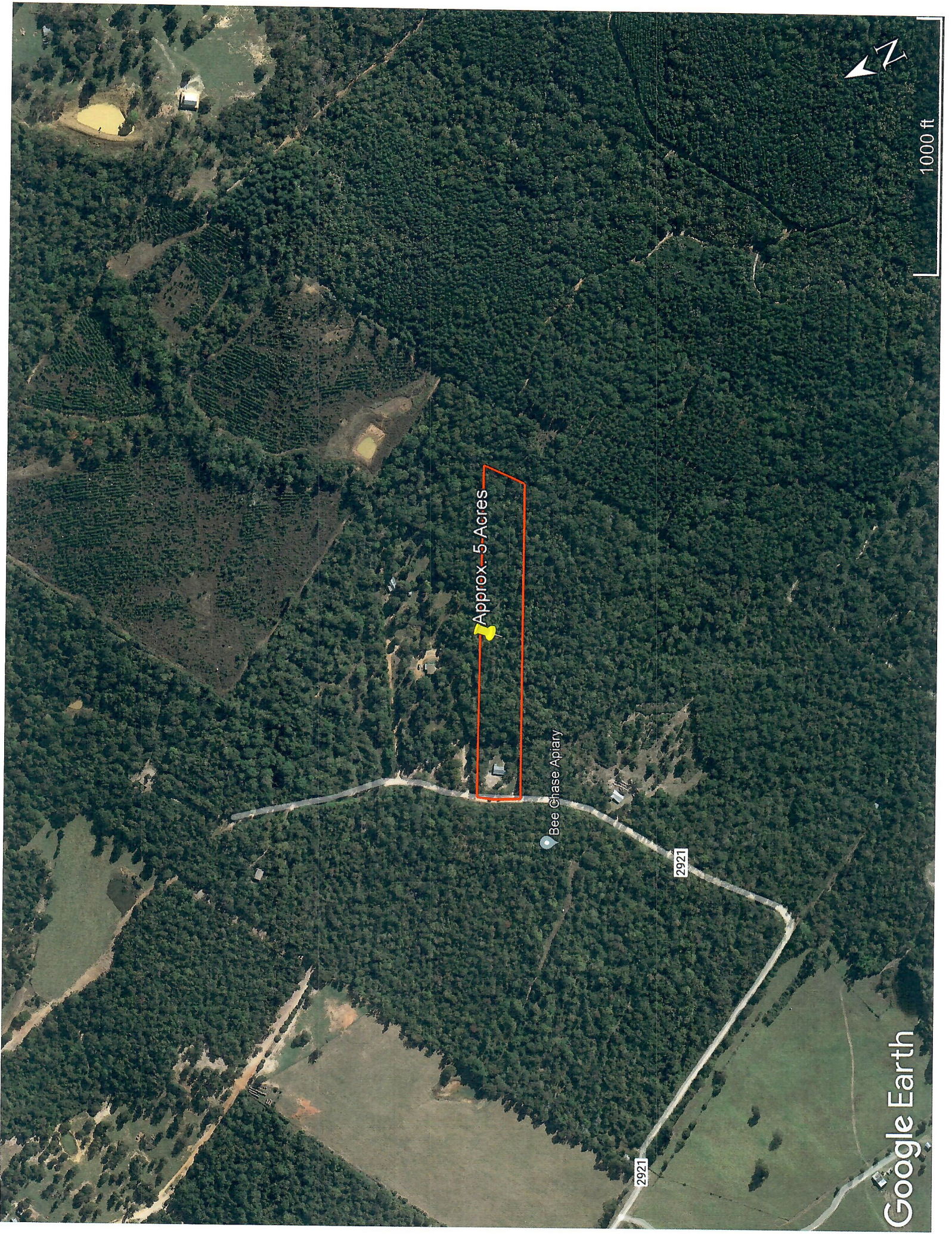
Approx. 5 Acres

Bee Chase Apiary

2921

2921

Google Earth



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

PROPERTY DATA SHEET

ACREAGE:

5.1c

acres Lot

PRICE:

\$89,900

Terms: Cash or conv loan

MINERALS:

Seller agrees to convey

% of the oil & gas minerals.

Seller agrees to convey

% of the other minerals.

Reserved by

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:

(X) Public road, 29010 CR 2921

() Deed easement

wide

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

() A. Title policy issued by

() 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

() 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

% +/-

(X) Wooded

% +/-

() Creeks

() Lakes

() Soil

Land presently used for:

(X) Residential

() Crop Farming

() Home

() Home

() Ranching

(X) Recreation/Hunting

() Mobile Home

() Double Wide Mobile Home

Approx. heated/cooled sq. ft.

800 +/-

outside dimensions

Total Rooms

Living Room Size

Total Baths

Total Bedrooms

#1 Size

#2 Size

#3 Size

() Air Cond.

() Dining

() Brick

() Heat

() Breakfast

(X) Frame

(X) Water

(X) Living Room

() Slab

(X) Electricity

(X) Kitchen

(X) Pier & Beam

() Telephone

() Fireplace

() Barns

() City Gas

() Garage

() Sheds

() Propane

() Carport

() Corrals

() Sewer

(X) Utility Room

() Other

(X) Septic Tank

() Other

() Other

SCHOOL DISTRICT:

TAXES:

Note:

2023

Timber Exemption

County

School

City

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.



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 29010 42921 ~~11010 CR 291~~
Buffalo, TX 75831

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: ☒ Unknown
- (3) Approximate Location of Drain Field or Distribution System: ☒ Unknown
- (4) Installer: ☒ Unknown
- (5) Approximate Age: ☒ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? N/A
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____ and Seller 

Page 1 of 2

Red Barn Realty, PO BOX 355 Jewett TX 75846
Sue Little

Phone: 2547470099 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Charles Felchak 5

29010 Ch2921

~~29010 CR 291~~

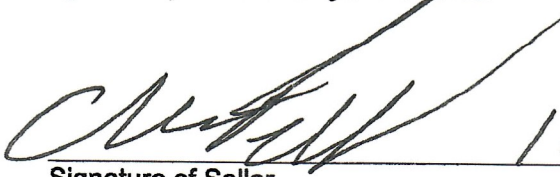
Information about On-Site Sewer Facility concerning

Buffalo, TX 75831

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

 11-8-23

Signature of Seller
Charles C Felchak

Date

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

29010 CR 2921

CONCERNING THE PROPERTY AT

~~SL1040 CR 291~~

Buffalo

(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☐ is ☒ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? 5/23

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Oven	<input checked="" type="checkbox"/> Microwave
<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Trash Compactor	<input checked="" type="checkbox"/> Disposal
<input checked="" type="checkbox"/> Washer/Dryer Hookups	<input checked="" type="checkbox"/> Window Screens	<input checked="" type="checkbox"/> Rain Gutters
<input checked="" type="checkbox"/> Security System	<input checked="" type="checkbox"/> Fire Detection Equipment	<input checked="" type="checkbox"/> Intercom System
	<input checked="" type="checkbox"/> Smoke Detector	
	<input checked="" type="checkbox"/> Smoke Detector-Hearing Impaired	
	<input checked="" type="checkbox"/> Carbon Monoxide Alarm	
	<input checked="" type="checkbox"/> Emergency Escape Ladder(s)	
<input checked="" type="checkbox"/> TV Antenna	<input checked="" type="checkbox"/> Cable TV Wiring	<input checked="" type="checkbox"/> Satellite Dish
<input checked="" type="checkbox"/> Ceiling Fan(s)	<input checked="" type="checkbox"/> Attic Fan(s)	<input checked="" type="checkbox"/> Exhaust Fan(s)
<input checked="" type="checkbox"/> Central A/C	<input checked="" type="checkbox"/> Central Heating	<input checked="" type="checkbox"/> Wall/Window Air Conditioning
<input checked="" type="checkbox"/> Plumbing System	<input checked="" type="checkbox"/> Septic System	<input checked="" type="checkbox"/> Public Sewer System
<input checked="" type="checkbox"/> Patio/Decking	<input checked="" type="checkbox"/> Outdoor Grill	<input checked="" type="checkbox"/> Fences
<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Sauna	<input checked="" type="checkbox"/> Spa _____ Hot Tub
<input checked="" type="checkbox"/> Pool Equipment	<input checked="" type="checkbox"/> Pool Heater	<input checked="" type="checkbox"/> Automatic Lawn Sprinkler System
<input checked="" type="checkbox"/> Fireplace(s) & Chimney (Wood burning)		<input checked="" type="checkbox"/> Fireplace(s) & Chimney (Mock)
<input checked="" type="checkbox"/> Natural Gas Lines		<input checked="" type="checkbox"/> Gas Fixtures
<input checked="" type="checkbox"/> Liquid Propane Gas: _____ LP Community (Captive) _____ LP on Property		
<input checked="" type="checkbox"/> Fuel Gas Piping: _____ Black Iron Pipe _____ Corrugated Stainless Steel Tubing _____ Copper		
Garage: <input checked="" type="checkbox"/> Attached _____ Not Attached	<input checked="" type="checkbox"/> Carport	
Garage Door Opener(s): <input checked="" type="checkbox"/> Electronic _____ Control(s)		
Water Heater: <input checked="" type="checkbox"/> Gas _____ Electric		
Water Supply: <input checked="" type="checkbox"/> City _____ Well _____ MUD _____ Co-op		
Roof Type: <u>metal</u>	Age: _____ (approx.)	

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? ☐ Yes ☐ No ☒ Unknown. If yes, then describe. (Attach additional sheets if necessary):

TREC No. 55-0

29010 CR 2921

~~44010 CR 291~~

09-01-2023

Seller's Disclosure Notice Concerning the Property at

Buffalo, TX 75831

Page 2

(Street Address and City)

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?* ☐ Yes ☒ No ☐ Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary): House was just remodeled

* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<input checked="" type="checkbox"/> Interior Walls	<input checked="" type="checkbox"/> Ceilings	<input checked="" type="checkbox"/> Floors
<input checked="" type="checkbox"/> Exterior Walls	<input checked="" type="checkbox"/> Doors	<input checked="" type="checkbox"/> Windows
<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Foundation/Slab(s)	<input checked="" type="checkbox"/> Sidewalks
<input checked="" type="checkbox"/> Walls/Fences	<input checked="" type="checkbox"/> Driveways	<input checked="" type="checkbox"/> Intercom System
<input checked="" type="checkbox"/> Plumbing/Sewers/Septics	<input checked="" type="checkbox"/> Electrical Systems	<input checked="" type="checkbox"/> Lighting Fixtures
Other Structural Components (Describe): _____		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<input checked="" type="checkbox"/> Active Termites (includes wood destroying insects)	<input checked="" type="checkbox"/> Previous Structural or Roof Repair
<input checked="" type="checkbox"/> Termite or Wood Rot Damage Needing Repair	<input checked="" type="checkbox"/> Hazardous or Toxic Waste
<input checked="" type="checkbox"/> Previous Termite Damage	<input checked="" type="checkbox"/> Asbestos Components
<input checked="" type="checkbox"/> Previous Termite Treatment	<input checked="" type="checkbox"/> Urea-formaldehyde Insulation
<input checked="" type="checkbox"/> Improper Drainage	<input checked="" type="checkbox"/> Radon Gas
<input checked="" type="checkbox"/> Water Damage Not Due to a Flood Event	<input checked="" type="checkbox"/> Lead Based Paint
<input checked="" type="checkbox"/> Landfill, Settling, Soil Movement, Fault Lines	<input checked="" type="checkbox"/> Aluminum Wiring
<input checked="" type="checkbox"/> Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input checked="" type="checkbox"/> Previous Fires
	<input checked="" type="checkbox"/> Unplatted Easements
	<input checked="" type="checkbox"/> Subsurface Structure or Pits
	<input checked="" type="checkbox"/> Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

Rain water AT
times would get on porch. Dirt levee Build 9-23
To Re-Route water

*A single blockable main drain may cause a suction entrapment hazard for an individual.

TREC No. 55-0

29010 CR 2921

44010 CR 291

Seller's Disclosure Notice Concerning the Property at

Buffalo, TX 75831

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(Street Address and City)

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☒ Yes (if you are aware)
☐ No (if you are not aware). If yes, explain. (attach additional sheets if necessary). Needs Floor Covering in
Kitchen and Living Room

6. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

☒ Present flood insurance coverage

☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir

☒ Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)

☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))

☒ Located ☐ wholly ☐ partly in a floodway

☒ Located ☐ wholly ☐ partly in a flood pool

☒ Located ☐ wholly ☐ partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary):

*For purposes of this notice:

"100-year floodplain" means any area of land that:

(A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;

(B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and

(C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

(A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and

(B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.)

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)? ☐ Yes ☒ No. If yes, explain (attach additional sheets as necessary):

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? ☐ Yes ☒ No. If yes, explain (attach additional sheets as necessary):

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Seller's Disclosure Notice Concerning the Property at

14110 CR 201
Buffalo, TX 75831
(Street Address and City)

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9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

☒ Homeowners' Association or maintenance fees or assessments.

☒ Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☒ Any lawsuits directly or indirectly affecting the Property.

☒ Any condition on the Property which materially affects the physical health or safety of an individual.

☒ Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

☒ Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

10. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

Signature of Seller
Charles C Felchak

Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. 55-0. This form replaces OP-H.

TREC No. 55-0