



For Sale on Market

\$699,900

Call (903) 626-6677 Today!

GENERAL DESCRIPTION

Subdivision: na

Property Type: Country Homes/Acreage

Garage: 2 / Attached

Style: Ranch

Year Built: 1982

Building Sqft: 3,031 / Appraisal District

Lotsize: 370,260

Market Area: Buffalo Area

MLS# / Area: 47620335 / 63

COUNTRY HOMES/ACREAGE

This 8.5 ac +/- property is an absolute stunner! Pulling in the circle drive overlooking the serene pond will feel like an instant retreat. As you walk in the home you will appreciate the vaulted ceilings in the living room and be wowed by the floor to ceiling stone fireplace and wonderful open concept layout. Explore the cook's dream all electric kitchen with double ovens, exceptional storage, built in desk area and eat in bar. The 4 bedrooms are spacious and the primary bedroom even has 2 walk in closets, one of them being cedar lined! The primary bath boasts double sinks, storage galore, a jacuzzi tub and separate shower. Attached is a 2-car garage with work area. Other amenities: new roof in 2023, new flooring, 2 water heaters, and 2"x6" exterior walls. Explore the acreage and you will find a 34'x36' barn on slab with livestock stalls and a 50'x60' Quonset hut workshop with 2 bedrooms and 1 bath. Perfect for overflow guests or even hosting a family reunion! Truly a must see!



Get in touch
Brenda Thomas

(903) 626-6677

Red Barn Realty

(903) 626-6677

470 Avant, Buffalo, TX 75831

Visit <https://www.har.com/47620335> for more information



Approx. 8.5 acs.

300 ft



John H Bolluck Blvd

John H Bolluck Blvd

Galley St

Google Earth

Image © 2024 Airbus



2000 ft

Google Earth

Image © 2024 Airbus

RED BARN REALTY
P. O. BOX 865
JEWETT, TX 75840
(908) 628-6677

PROPERTY DATA SHEET

ACREAGE:

10 +/- AC across Lot

PRICE:
MINERALS:

\$ 785,000 Terms Cash or new loan
Seller agrees to convey 8 % of the oil & gas minerals.
Seller agrees to convey 8 % 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, Avant St.
☐ 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:

Seller will provide

☐ A. No survey is required
☐ B. Seller shall furnish to Buyer Seller's existing survey of the property dated _____, 19____.
☐ 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, rightofway, 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:

City

LAND TYPE:

☐ 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 some trees % +/-
☐ Wooded _____ % +/-
☐ Creeks _____
☐ Soil _____ () Lakes _____

IMPROVEMENTS:

Built 1982

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

* Approx. heated/cooled sq. ft. 3031 outside dimensions
Total Rooms _____ Living Room Size 15x22 Total Baths 3
Total Bedrooms 4 #1 Size 15x18 #2 Size 12x15 #3 Size 12x15 #4 9.5x14

☒ Air Cond.	() Dining	☒ Brick
☒ Heat Heat pump	() Breakfast	() Frame
☒ Water	☒ Living Room	☒ Slab
☒ Electricity	☒ Kitchen	() Plr & Beam
() Telephone	☒ Fireplace	☒ Bams
() City Gas	☒ Garage	☒ Sheds
() Propane	() Carport	() Corals
☒ Sewer House	☒ Utility Room	() Other
☒ Septic Tank (barn)	() Other	() Other

SCHOOL DISTRICT:

Buffalo ISD

TAXES:

County \$ School \$ City \$

Note:

1 Ac w/Hs
2023 \$ 1,028.11
7 1/2 AC TBD

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

470 AVANT ST
BUFFALO, TX 75831

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

Barn Only

- (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? *unknown*
- (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 *MF*

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470 AVANT ST
BUFFALO, TX 75831

<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


3-28-2024

Signature of Seller
 Date
Signature of Seller
Date

Signature of Buyer _____ Date _____



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 470 AVANT ST 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? 2020

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

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

Roof Type: Composition Shingle

Age: NEW JULY 2023 (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):

ONE GARAGE DOOR OPENER IN MALFUNCTIONING
WILL BE REPAIRED

TREC No. 55-0

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): Has Smoke Detector unsure of
this code requires more

* 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.

<u>N</u> Interior Walls	<u>N</u> Ceilings	<u>N</u> Floors
<u>N</u> Exterior Walls	<u>N</u> Doors	<u>N</u> Windows
<u>N</u> Roof	<u>N</u> Foundation/Slab(s)	<u>Y</u> Sidewalks
<u>N</u> Walls/Fences	<u>N</u> Driveways	<u>N</u> Intercom System
<u>N</u> Plumbing/Sewers/Septics	<u>N</u> Electrical Systems	<u>N</u> Lighting Fixtures
<u>N</u> Other Structural Components (Describe): <u>1</u>		

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

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.

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

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): Roof/Shingles were replaced in 2023, July.

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

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).

*Garage Door Opener
is malfunctioning. Homeowner contacted Door
Company for repairs.*

- * 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.

N Present flood insurance coverage

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

N 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.

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

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

N Located ☐ wholly ☐ partly in a floodway

N Located ☐ wholly ☐ partly in a flood pool

N 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):

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.

N 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.

N Homeowners' Association or maintenance fees or assessments.

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

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

N Any lawsuits directly or indirectly affecting the Property.

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

N 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.

N 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

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