

For Sale on Market

\$172,212

Call (903) 626-6677 Today!

COUNTRY HOMES/ACREAGE

Acreage Offering! This new listing is located in the Butler community, near Oakwood, Texas. This property is approximately 21.54 acres on FCR 280 outside of Fairfield. Rolling terrain with a small pond and a great mix of open pastures and mature trees. Utilities available at the road! Running livestock? forever home? weekend retreat? You Decide! BOUNDARY SHOWN IS APPROXIMATE WILL BE DETERMINED BY NEW SURVEY

GENERAL DESCRIPTION

Subdivision: na

Property Type: Country Homes/Acreage

Lotsize: 938,282 / Other

Market Area: Freestone County

MLS# / Area: 52527502 / 74



Get in touch
Brenda Thomas

(903) 626-6677



Red Barn Realty

(903) 626-6677

na FCR 280, Oakwood, TX 75855

Visit <https://www.har.com/52527502> for more information

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

PROPERTY DATA SHEET

ACREAGE: 21.54 +/- acres Lot S. Sanchez Survey A-30 Freestone County

PRICE: \$ 172,212.00 (\$7995/ac) Terms, Cash or New Loan

MINERALS: Seller agrees to convey none % of the oil & gas minerals.
Seller agrees to convey none % of the other minerals.

Reserved by All of Record
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 & egress via:
(X) Public road, FCR 280
() Deed easement wide
() Subject property is land locked, no deeded easement.
(x) A. Title policy issued by Heritage Title
() B. The Trustee on any Seller
Financed Note shall be

SURVEY: () A. No survey is required
New survey needed () B. Seller shall furnish to Buyer Seller's existing survey of the property dated
.19x
() 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.

WATER: Available
Butler Water Supply Co.

LAND TYPE: (x) Pasture % +/-
(x) Wooded % +/-
() Creeks (x) Lakes Ponds
() Soil

IMPROVEMENTS: Land presently () Residential (x) Ranching
used for: () Crop Farming (x) 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 () Other

SCHOOL DISTRICT: Fairfield ISD

TAXES: County \$, School \$, City \$ TOTAL:

TBD

Note: All information furnished concerning this property has been obtained from sources deemed
This tract will be out of a larger reliable, and is believed to be correct, but no responsibility is assumed therefore; and no
tract that has wildlife exemption 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.

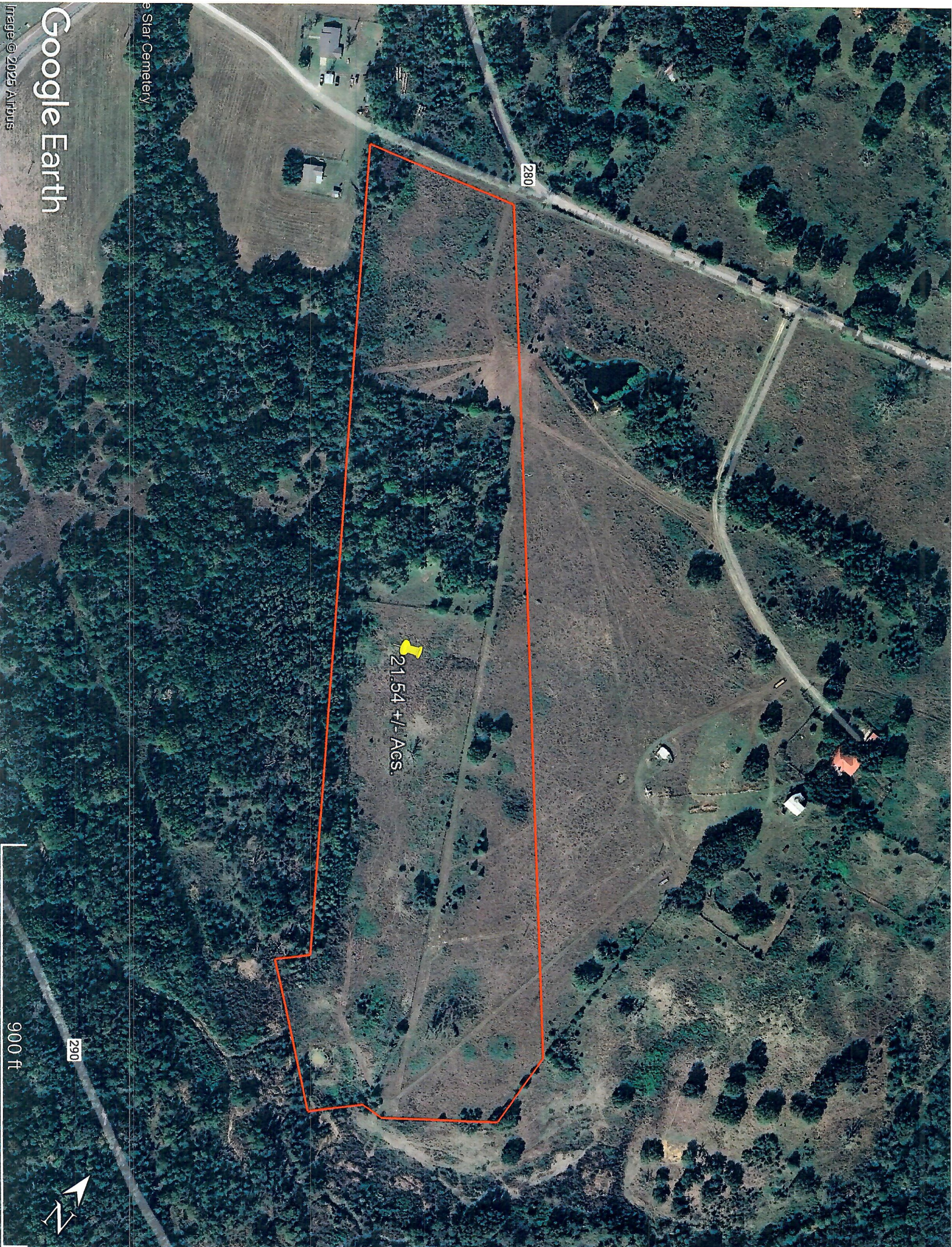
Star Cemetery

280

21.54 +/- Acs.

290

900 ft



Century

Lone Star Baptist Church

Pearls on the Backroads

21.54 +/- Acs.

Pleasant Hill Childrens Home

Kyndall's Gate

US Hwy 84 W

84

Ponderosa gardens

Google Earth

Image © 2025 Airbus

5000 ft

