



For Sale on Market

\$665,750

Call 9036266677 Today!

GENERAL DESCRIPTION

Subdivision: NA

Property Type: Country Homes/Acreage

Lotsize: 4,464,900

Market Area: Centerville/Leona Area

MLS# / Area: 14319799 / 63

COUNTRY HOMES/ACREAGE

HUNTING PARADISE! This sprawling new listing is located just off FM 831 in the Flo community. There are 102.5 +/- acres to roam! This property is just begging for a group of hunters to jump on it before deer season. It is mostly wooded with trails throughout and has a large pond near the middle. Property lies in a flood plain. Just think of the game! Premium sight lines are already in place for hunting blinds and corn feeders. Ready to do some stalking on a cold, crisp morning?



Get in touch
Brenda Thomas

9036266677



Red Barn Realty

9036266677

TBD a PR 2150, Oakwood, TX 75855

Visit <https://www.har.com/14319799> for more information

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

PROPERTY DATA SHEET

ACREAGE: 103.249 +/- acres Lot Tract #2 Mary Holloway Land Co.

PRICE: \$7700 per acre: \$795,025 Terms: Cash or New Loan

MINERALS: Seller agrees to convey none % of the oil & gas minerals.
Minerals have been reserved Seller agrees to convey % of the other minerals.
by prior owners

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:
() Public road,
(X) Deed easement 40' wide
() Subject property is land locked, no deeded easement.
(X) 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 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

WATER: () 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.

LAND TYPE: () Pasture % +/-
(X) Wooded % +/-
In Flood Plain () Creeks (X) kaksx Pond
() 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

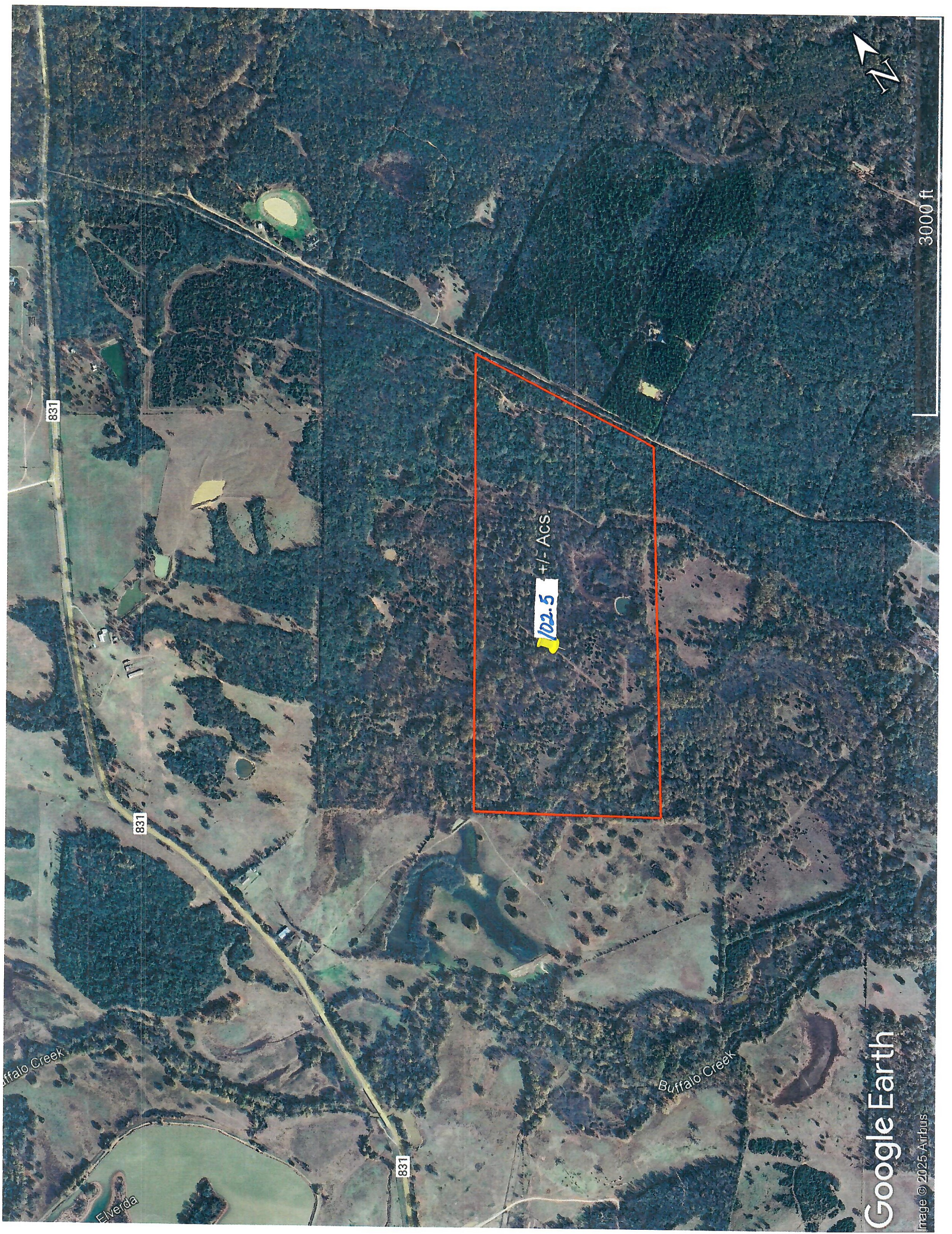
() Air Cond. () Dining () Brick
() Heat () Breakfast () Frame
() Water () Living Room () Slab
() Electricity () Kitchen () Pier & Beam
() Telephone () Fireplace () Barns
() City Gas () Garage () Sheds
() Propane () Carport () Corrals
() Sewer () Utility Room () Other
() Septic Tank () Other () Other

SCHOOL DISTRICT: Buffalo ISD

TAXES: 2025 County \$, School \$, City \$ 501.67

Note:
4 tax accounts
3 have wildlife exemption

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.



831

831

831

Buffalo Creek

Buffalo Creek

Elverda

102.5 +/- ACS.

3000 ft



Google Earth

Image © 2025 Airbus

SSC**STANGER SURVEYING COMPANY****205 E. COMMERCE
FAIRFIELD, TEXAS 75840**

PH: 903-389-4403

FAX: 903-389-4390

**L.N. PRICE SURVEY, ABSTRACT NO. 705
B.D. NUNNERY SURVEY, ABSTRACT NO. 1089
A.M. LOGAN SURVEY, ABSTRACT NO. 505****LEON COUNTY, TEXAS****METES AND BOUNDS DESCRIPTION FOR 102.5 ACRES OF LAND**

Being 102.5 acres of land situated in the L.N. Price Survey, Abstract No. 705, the B.D. Nunnery Survey, Abstract No. 1089, and the A.M. Logan Survey, Abstract No. 505, Leon County, Texas, being all of that certain called 103.249 acre tract of land as described in a deed from Mae Holloway Greer to Miller Lee, dated November 29, 1984, and recorded in Volume 581, Page 122, of the Deed Records of Leon County, Texas, and being the same 103.249 acre tract (Tract No. 2) as shown on the plat of survey of the Mary Holloway Est., and recorded in Envelope 141 A, of the Plat Records of Leon County, Texas, said 102.5 acre tract to be more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod (found) at the south corner of the above mentioned Tract No. 2, being at an exterior ell corner of that certain called 103.249 acre tract described as Tract No. 4 of the plat of the above mentioned Mary Holloway Est., and being in the northeast line of that certain called 640 acre tract of land described as Tract 10 in a deed to Emmet P. Crow, Jr., Trustee, and recorded in Volume 231, Page 119;

THENCE North 52° 45' 34" West, for a distance of 1400.03 feet, with the northeast line of the above mentioned 640 acre tract, and generally with a fence, to a 3/8" iron rod (found) at the west corner of said Tract No. 2, and being at the south corner of that certain called 103.249 acre tract described as Tract No. 1 of said Mary Holloway Est.;

THENCE North 37° 36' 33" East, for a distance of 3537.13 feet, to a 3/8" iron rod (found bent) at the north corner of said Tract No. 2, and being at the east corner of the above mentioned Tract No. 1;

THENCE South 27° 52'00" East, for a distance of 1513.89 feet, to 3/8" iron rod (found at the base of a 16" Post Oak tree) at the east corner of said

Tract No. 2, and being at an angle break in the northwest line of that certain called 103.249 acre tract described as Tract No. 3 of said Mary Holloway Est.;

THENCE South 37° 08' 07" West, for a distance of 1078.16 feet, with the southeast line of said Tract No. 2, to a 3/8" iron rod (found at the base of a T-Post) at the most westerly corner of said Tract No. 3, and being at the north corner of the above mentioned Tract No. 4;

THENCE South 37° 10' 35" West, for a distance of 1821.66 feet, back to the place of beginning, and containing **102.5 acres of land.**

Bearings are based on the record bearing of "N 52°45'34" W" along the monumented southwest line of the 103.249 acre tract, recorded in Volume 581, Page 122.

See plat of survey prepared even date.

I, Walter G. Hamilton, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from a survey made on the ground under my supervision during the month of March 2005.

GIVEN UNDER MY HAND AND SEAL, this the 4th day of April 2005.



Walter G. Hamilton
Registered Professional Land Surveyor
State of Texas No. 4744
VOID IF NOT SIGNED IN RED

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STANGER SURVEYING COMPANY
FAIRFIELD, TEXAS 75840

Easement

