

12A MILLS LANE, RICHARDS, TX

FAQ:

1. Is there deeded access to 12A Mills Lane?

Yes, the driveway that runs east to west, into the heart of the property, is deeded, dedicated access to the property from Mills Ln. It is also a Midsouth power line easement, bringing power to the property from the road.

2. How much are the property taxes per year?

\$71.20

3. Does the timber exemption need to be renewed each year?

No. Only when the property has an ownership change.

4. Who is the electric provider?

Midsouth

5. Is there gas available?

You would need to have propane service.

6. Is there water and septic available?

You will need to have a water well installed, and a septic system.

7. Who is the internet provider?

Midsouth provides fiber optic / internet

8. Who maintains Mills Lane?

It is a county owned and county maintained, paved road.

6. What kind of trees are on the property?

Lots of mature pines and hardwoods. Densely wooded except for about 3 acres which has been hydro mulched.

7. What school district is the property zoned to?

Richards ISD

8. What are the terms for owner finance?

- *20% down (possibly less depending on the situation)*
- *8% interest only monthly notes with a 12-month balloon (due dates, late payment penalties would be outlined in the Deed of Trust)*
- *Loan can be paid off at any time before 12 months, remaining interest would not be required*
- *If the loan is not paid off after 12 months, property ownership reverts to the seller (if payoff was close, then we would work with that)*
- *Buyer must work with Seller to confirm the renewal of the timber exemption through Lone Star Forestry Management. Buyer will pay for the timber exemption renewal. (Renewal of the timber exemption is required by Walker County each time the property changes ownership)*
- *Buyer will pay for the Deed of Trust to be prepared by title company attorneys*