



For Sale on Market

\$2,207,482

Call (903) 626-6677 Today!

COUNTRY HOMES/ACREAGE

Dual purpose large acreage! This gorgeous new listing is 315 +/- acres located off County Road 800 on Lake Limestone. This property has prime hunting and lake frontage on one half and the perfect pasture land for a cattle operation on the other half! The pasture side has very nice pipe working pens on the road frontage. It also has 2 ponds AND a creek! With 2.7 miles of county road frontage and convenient to both Groesbeck and Lake Limestone this one won't last!

GENERAL DESCRIPTION

Subdivision: na

Property Type: Country Homes/Acreage

Lotsize: 13,746,700 / Appraisal District

Key Map: 1

MLS# / Area: 96225723 / 73



Get in touch
Brenda Thomas

(903) 626-6677

Red Barn Realty

(903) 626-6677

TBD A County Road 800, Groesbeck, TX 76642

Visit <https://www.har.com/96225723> for more information

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

PROPERTY DATA SHEET

315.58 being 5.86 +82.336 Ac + 227.35Ac J L Chavert Survey and 11 Lots in the Sims Lubbock Add Lake Limestone
ACREAGE: _____ acres Lot _____

PRICE: \$2,207,482.00 Terms, _____ Cash or new loan
MINERALS: Seller agrees to convey _____ 0 _____ % of the oil & gas minerals.
 Seller agrees to convey _____ 0 _____ % 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, _____ LCR 800
 Deed easement _____ wide
 Subject property is land locked, no deeded 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 _____, 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, 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: (x) Pasture _____, _____ % +/- _____
 (x) Wooded _____, _____ % +/- _____
 (x) Creeks _____ () Lakes _____
 () Soil _____

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

NOTE: Approx. heated/cooled sq. ft. _____, outside dimensions _____
 Total Rooms _____ Living Room Size _____ Total Baths _____
 Total Bedrooms _____ #1 Size _____ #2 Size _____ #3 Size _____

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

SCHOOL DISTRICT: Groesbeck ISD 5.86ac: \$467.47 227.35ac: \$296.05 82.366 ac: \$111.86

TAXES: 2024 County \$ _____, School \$ _____ Grand Total: \$ 875.38
 City \$ _____

Note: 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.

Rainbow Ranch Campground

Le#800

Le#800

Approx 315 Acres

Sims Lubbock

Google Earth

Image © 2024 Airbus

2000 ft

