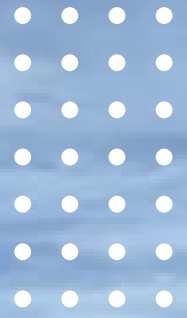




78.4 Acres



\$784,000.00

114 CR CENTERVILLE, TX 75833



WORKING CATTLE RANCH



1 866 996 4060

[Click here to open on google maps](#)

www.AmericanRealEstateVentures.com

Land/Location Information

APN: 00904-06500-00000-000000

Lot Size: 78.4 acres

Property Class: AGRICULTURAL

Lot Area: 3,414,451 SqFt

Property Type: Agricultural / Rural

School District: Centerville

Independent School District

County land Use Code: 02

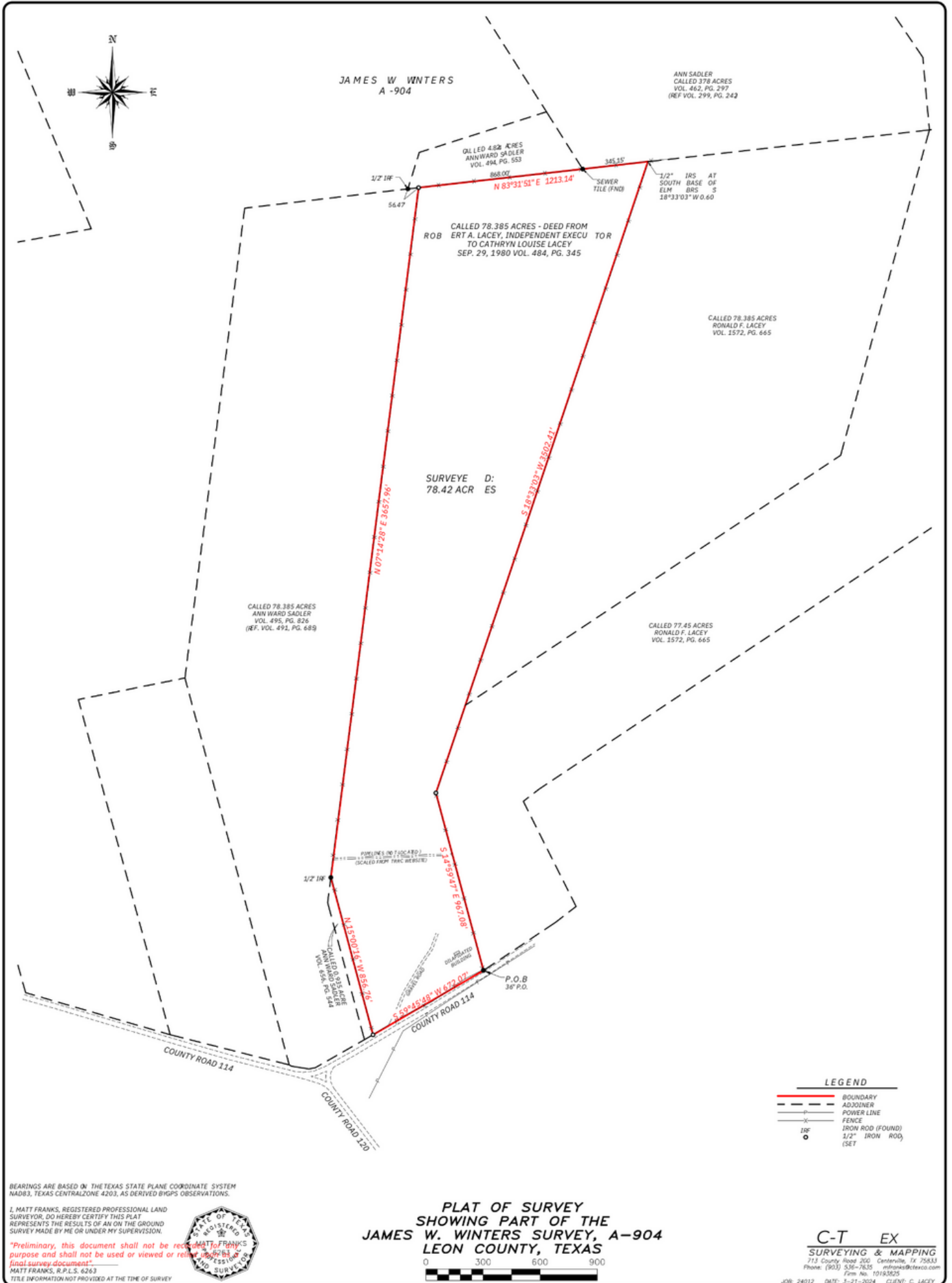
Census Tract: 950302







Survey



C-TEX SURVEYING LLC

713 COUNTY ROAD 200
CENTERVILLE, TX, 75833

PH: 903 536 7635

mfranks@ctexco.com

Metes & Bounds Description to 78.42 Acres James W. Winters Survey, A-904 Leon County, Texas

BEING 78.42 acres, more or less, situated in the James W. Winters Survey, A-904, Leon County, Texas, and being all of that certain called 78.385 acre tract described in a deed from Robert A. Lacey, Independent Executor, to Cathryn Louise Lacey, dated September 29, 1980, and recorded in Volume 484, Page 345, Deed Records, Leon County, Texas. Said tract to be more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of the referenced tract at a found 36" Post Oak. Said point being the southwest corner of a called 77.45 acre tract described in Volume 1572, Page 665, and being in the northern margin of County Road 114;

THENCE SOUTH 59° 45' 48" WEST 672.07 feet, with the margin of County Road 114, to a ½" iron rod (set with cap marked "C-TEX") at a fence corner for the common corner of the referenced tract and a called 0.935 acre tract described in Volume 656, Page 544;

THENCE NORTH 15° 00' 16" WEST 856.76 feet, with the common line of the referenced tract and said 0.935 acre tract, to a ½" iron rod found for the north corner of said 0.935 acre tract and being in the eastern line of a called 78.385 acre tract described in Volume 495, Page 826 (reference Volume 491, Page 685);

THENCE NORTH 07° 14' 28" EAST 3657.96 feet, with the common line of the referenced tract and said 78.385 acre tract, to a capped ½" iron rod set in the southern line of a called 4.824 acre tract described in Volume 494, Page 553. From said point, a found ½" iron rod bears South 83° 31' 51" West 56.47 feet;

THENCE NORTH 83° 31' 51" EAST with the common line of the referenced tract and said 4.824 acre tract, at 868.00 feet pass a concrete sewer tile for the common corner of said 4.824 acre tract and a tract conveyed to Ann Sadler in Volume 462, Page 297, and described as 378 acres in Volume 299, Page 242, and continuing with the common line of the referenced tract and said 378 acre tract for a total distance of 1213.14 feet to a point at the southern base of a large Elm fence corner for the northwest corner of a 78.385 acre tract described in Volume 1572, Page 665. From said point, a capped ½" iron rod set for reference bears South 18° 33' 03" West 0.60 feet;

THENCE SOUTH 18° 33' 03" WEST 3502.41 feet, with the common line of the referenced tract and said 78.385 acre tract, and with the common line of the above mentioned 77.45 acre tract, to a capped ½" iron rod set;

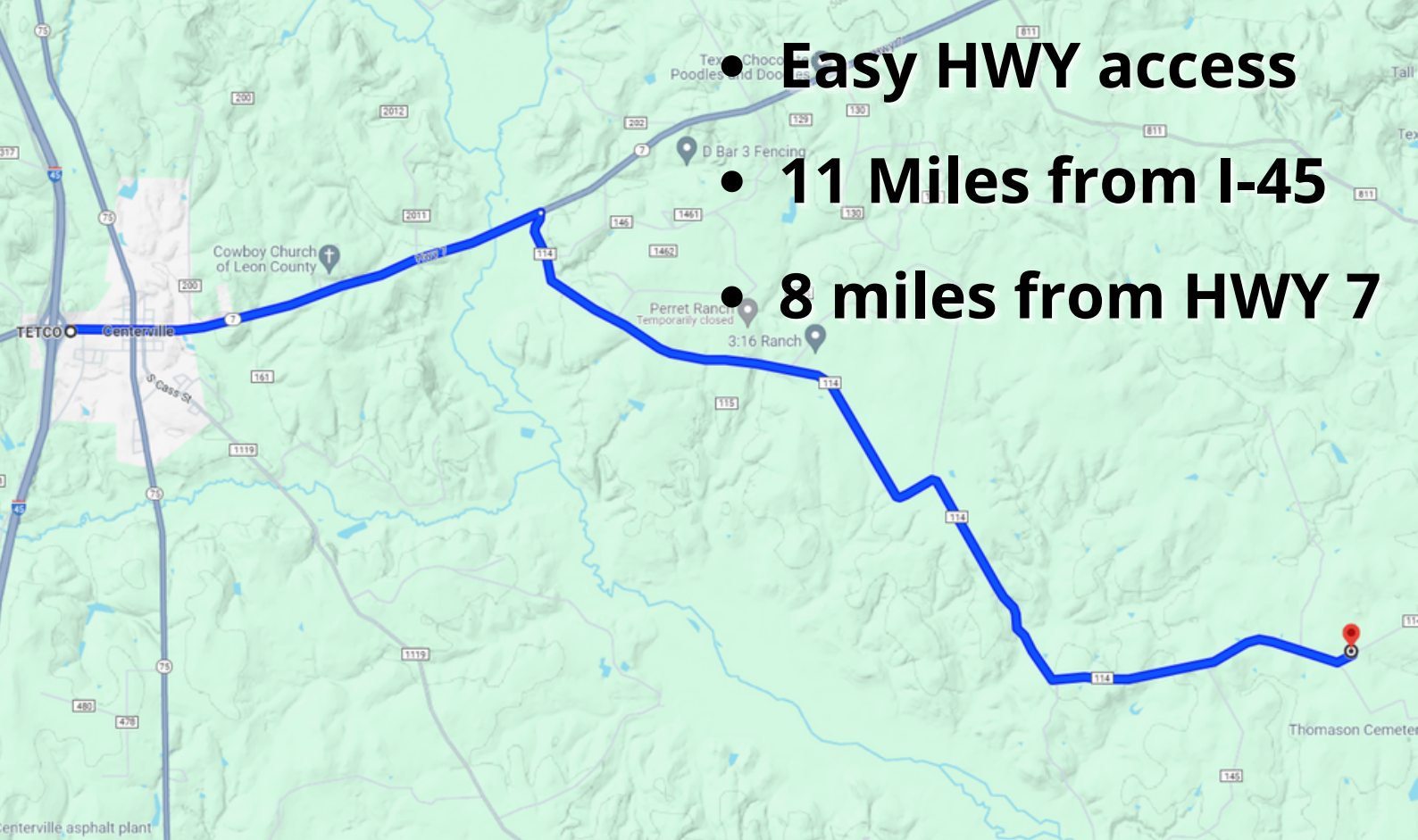
THENCE SOUTH 14° 59' 47" EAST 967.08 feet, with the common line of the referenced tract and said 77.45 acre tract, back to the place of beginning and containing 78.42 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearings, distances, and acreage are based on the Texas State Plane Coordinate System NAD83, Texas Central Zone 4203, as derived by GPS observations.



Matt Franks, R.P.L.S. 6263
Firm No: 10193825
March 21, 2024
File: H:2024/24012/78.42 ac fn



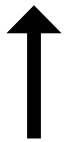


• **Easy HWY access**

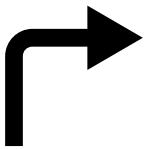
• **11 Miles from I-45**

• **8 miles from HWY 7**

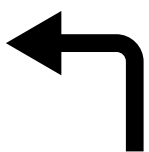
17min (11.0 miles)
via TX-7 E and Co Rd 114



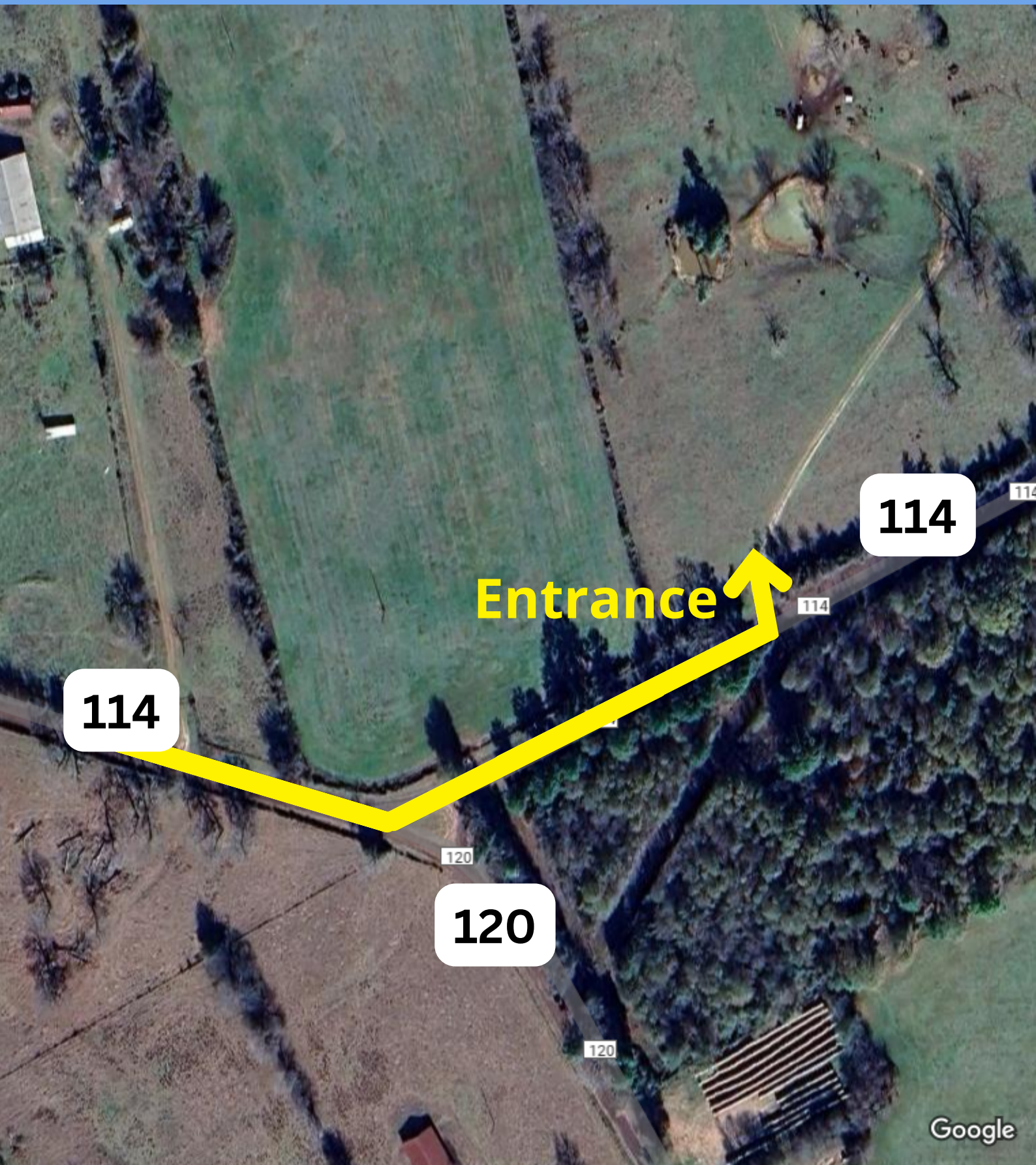
Head east on TX-7 E/W St Marys St toward Old Bryan Rd **3.4mi**



Turn right onto Co Rd 114 **7.4 mi**



Turn left to stay on Co Rd 114 **0.1mi**
Destination will be on the left



114

120

120

114

114

114

Entrance

Google

Sold Comps



\$1,650,000.00 • 178 Acres

Centerville, TX 75833 - Leon
County

Recreational / Hunting / Ranches

Property Features

Lot Description

- Acreage
- Pasture
- Tank/Pond

Number of Ponds: 1

Property Type

- Farm/Ranch

Type of Fence

- Barbed Wire

• Livestock Type

- Cattle

• Row Crop Potential Usage

- Hay

Game

- Dove
- Ducks
- Hog
- Whitetail Deer

Sold Comps



\$1,300,000.00 • 75.27 Acres

11275 PR 1200, Leona, TX
75850 - Leon County.

Recreational / Hunting / Residential
2 beds • 2 baths • 3,419 sq ft

Property Features

Lot Description

- Acreage
- Creek
- Heavily Treed
- Tank/Pond

Number of Ponds: 1

Barn Information

- Barn(s)
- Electric to Barn
- Living Quarters
- Shop Building

Road Frontage Desc

- Private

Topography

- Rolling

Sold Comps



\$722,245.00

TBD Fm 977, Leona, TX
75850 - Leon County

• **49.81 Acres**

Recreational / Hunting / Ranches

Property Features

Lot Description

- Acreage
- Tank/Pond

Number of Ponds: 2

Game

- deer
- dove
- migrating waterfowl
- bobcat
- varmint
- hogs