

FOR SALE
29.88 ACRES
RURAL LAND
Ellis County, Texas

- LOCATION:** The subject property is located on the south side of FM 879, approximately 4 miles east of U.S. Highway 287 Bypass in Ellis County. The property is not located in the Waxahachie city limits.
- SIZE:** 29.88 Acres
- FRONTAGE:** FM 879 - 1,398.4 ft.
County Road - 363.9 ft.
- ZONED:** None. The property is not in the Waxahachie city limits, but is in the ETJ of Waxahachie.
- UTILITIES:** Water - Rocket SUD
Electricity - Navarro County Electric Cooperative & TXU
- SCHOOLS:** Waxahachie ISD
- PRICE:** \$1,195,200; \$40,000 Per Acre
- COMMENTS:** A single family homesite, a potential residential tract for two or more homesites or commercial use.

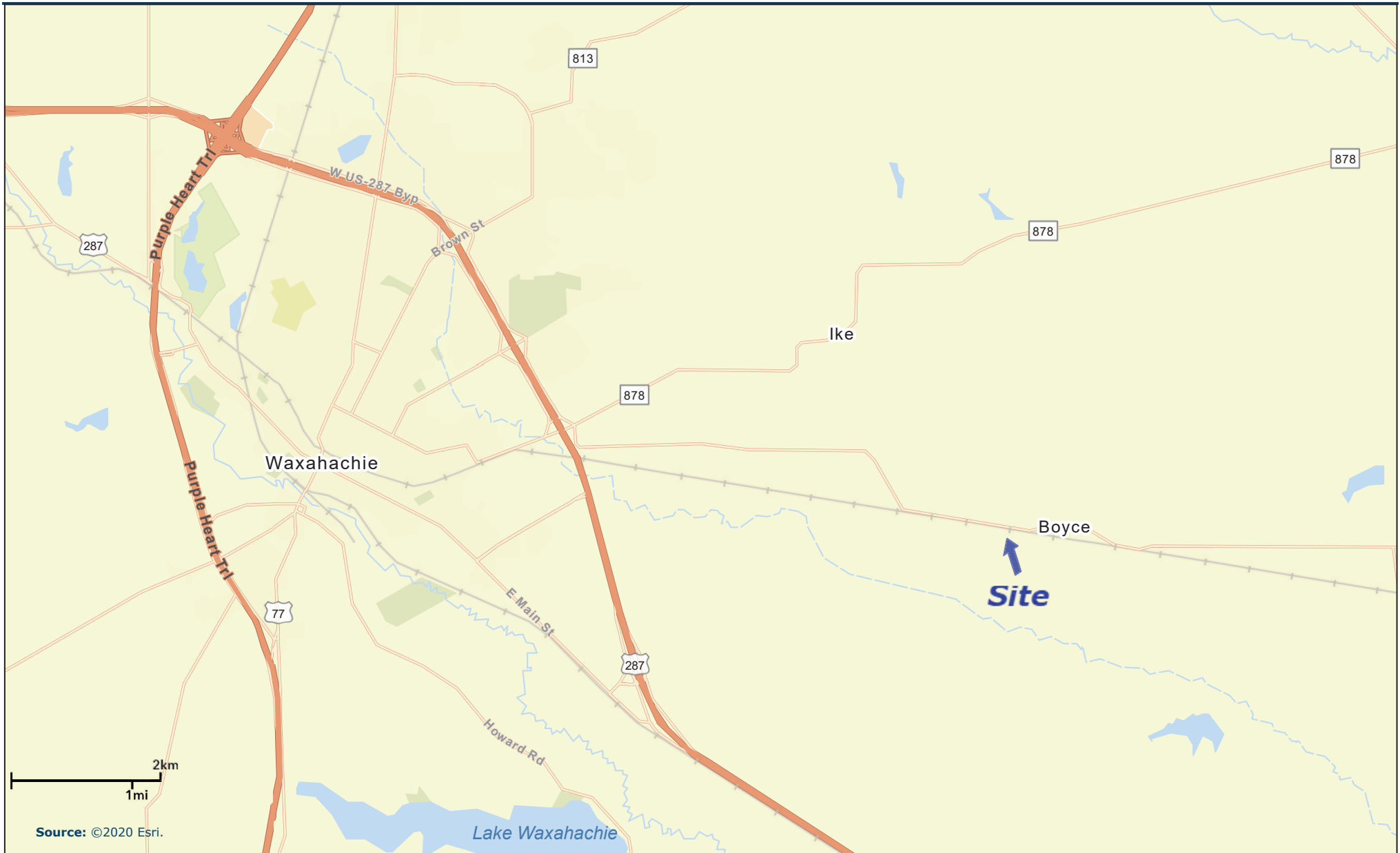
FOR MORE INFORMATION

Call

Joe Rust Company
972-333-4143

29 AC FM 879-FS-2023.docx

Information furnished is from sources deemed to be reliable but is not guaranteed by Joe Rust Company and is subject to change in price, correction, errors and omissions, prior sales and withdrawal without notice.



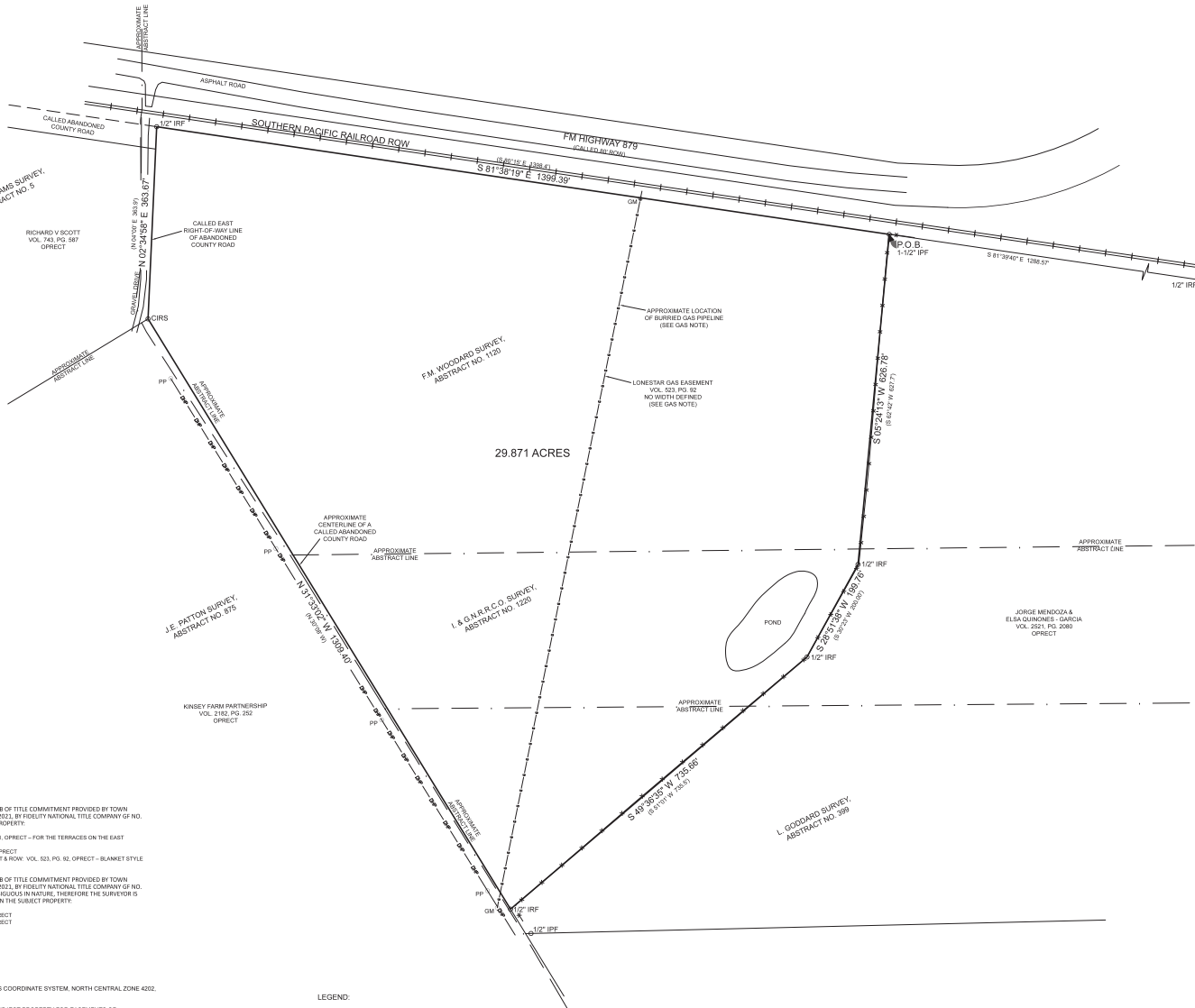








0' 50' 100'
SCALE: 1" = 100'



THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY TOWN SQUARE TITLE COMPANY ISSUED ON JULY 15, 2023, BY FIDELITY NATIONAL TITLE COMPANY OF NO. 021-47303, APPEAR TO AFFECT THE SUBJECT PROPERTY:

INGRESS/EGRESS EASEMENT VOL. 625, PG. 751, OPRECT - FOR THE TERRACES ON THE EAST ALGORE;
GAS PIPELINE EASEMENT VOL. 625, PG. 751, OPRECT
LONG STRIP GAS COMPANY FUEL EASEMENT & ROW VOL. 623, PG. 92, OPRECT - BLANKET STYLE

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY TOWN SQUARE TITLE COMPANY ISSUED ON JULY 15, 2023, BY FIDELITY NATIONAL TITLE COMPANY OF NO. 021-47303, HAVE A DESCRIPTION THAT IS AMBIGUOUS IN NATURE, THEREFORE THE SURVEYOR IS UNABLE TO DETERMINE THE EFFECT IF ANY ON THE SUBJECT PROPERTY:

TRIAL EASEMENT & ROW VOL. 385, PG. 231, OPRECT
TRIAL EASEMENT & ROW VOL. 387, PG. 365, OPRECT

NOTES:
BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEYOR RELIES UPON THE TITLE COMMITMENT PROVIDED BY TOWN SQUARE TITLE COMPANY ISSUED ON JULY 15, 2023, BY FIDELITY NATIONAL TITLE COMPANY OF NO. 021-47303, FOR RESEARCH OF EASEMENTS.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPEARANCES.

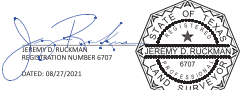
THE SUBJECT PROPERTY LIES WITHIN ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48180C022P DATED JUNE 3, 2015, AND ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48180C027P DATED JUNE 3, 2015, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- LEGEND:
- GM GAS METER
 - PP POWER POLE
 - FENCE LINE (VARIOUS TYPES)
 - OVERHEAD UTILITY LINES
 - 8\"/>

GAS LINE NOTE:
THE BURIED GAS LINE AND ASSOCIATED EASEMENT SHOWN HEREON ARE APPROXIMATE. THE SURVEYOR DID NOT EXPOSE THE GASLINE FOR AN EXACT LOCATION. THE LINE SHOWN IS TO MAKE NOTICE OF THE UTILITY AND EASEMENT. THE ACTUAL BURIED LINE AND EASEMENT COULD AND DO VARY FROM THE LINE SHOWN HEREON.

PROPERTY DESCRIPTION:
BEING A TRACT OF LAND SITUATED IN THE F.M. WOODARD SURVEY, ABSTRACT NO. 1120, THE AND G.N.R.C.O. SURVEY, ABSTRACT NO. 1220 AND THE L. GODDARD SURVEY, ABSTRACT NO. 399, ELLIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO BARRY BRUN CAMPBELL AND RACHELLE LEANE ABILON, RECORDED IN INSTRUMENT NO. 2034663, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS, (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2\"/>

I, JEREMY D. RUCKMAN, RPLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEYED FOR THE DESCRIPTION SHOWN HEREON. THE SIZE, LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE AS SHOWN.
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

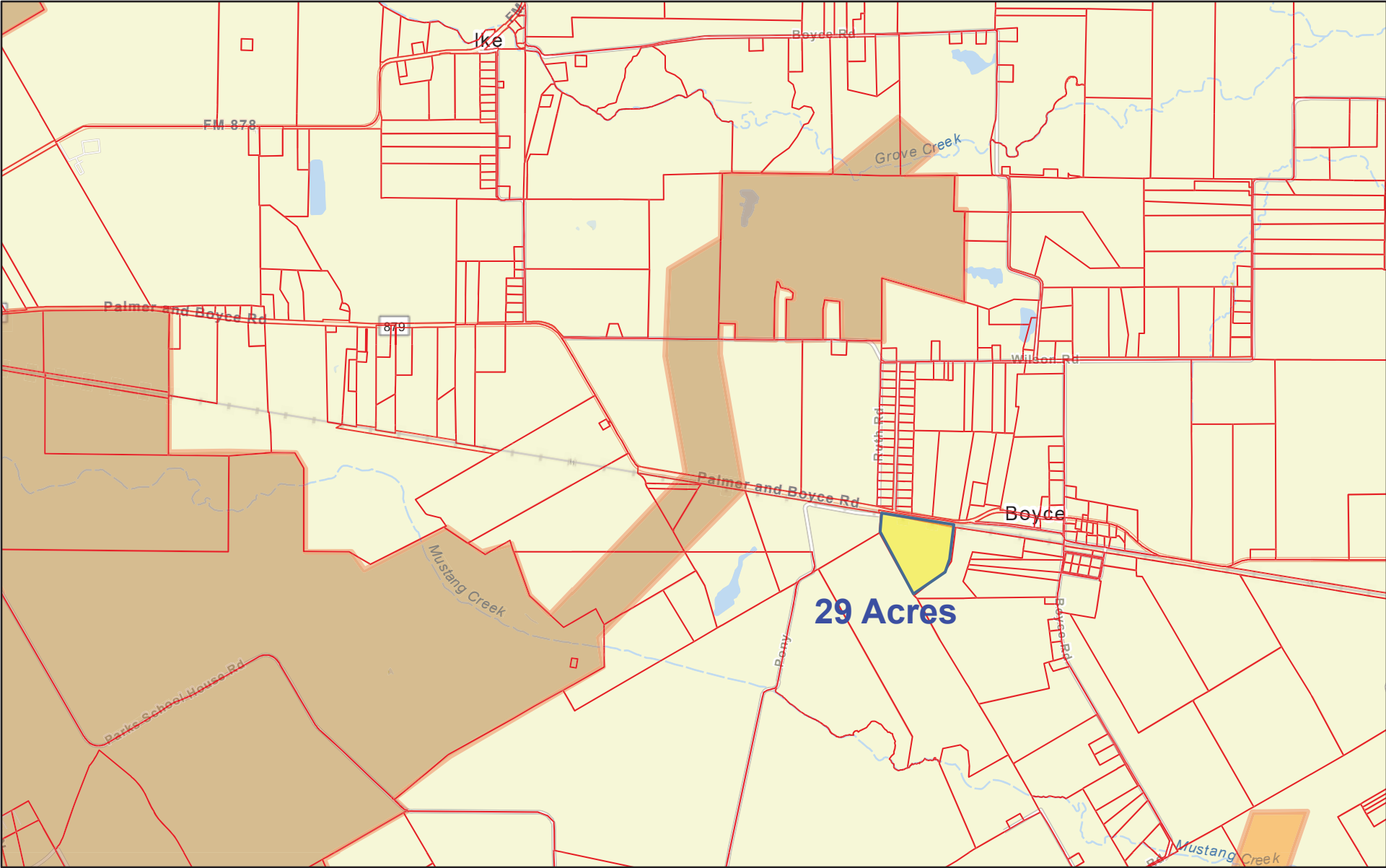


LAND TITLE SURVEY
29.871 ACRES
SITUATED IN THE
F.M. WOODARD SURVEY, ABSTRACT NO. 1120,
I & G.N.R.C.O. SURVEY, ABSTRACT NO. 1220,
AND THE
L. GODDARD SURVEY, ABSTRACT NO. 399
ELLIS COUNTY, TEXAS

PROJECT NO. 1917
P.O. BOX 292
WAXAHACHE, TEXAS 75168
409.574.0339
TDRS FIRM NO. 10184359

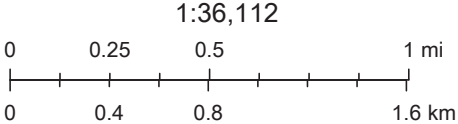


29 Acres FM 879 - City Limits Map



4/26/2021, 4:22:29 PM

Parcels City Limits Waxahachie Ennis



Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, INCREMENT P,

Ellis Central Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Joe Rust Company</u>	<u>0204705</u>	<u>joerust@joerust.com</u>	<u>(972)333-4143</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0