

ALL FIELDS DETAIL



MLS # 24003660 **Waterfront** N
Class RURAL ACREAGE **Waterview** N
Property Type Rural Acreage **Lake Name**
Asking Price \$2,937,000 **Lake Community** N
Address 106 AC TBD County **Security Gate** N
 Road 192 **Foreclosure/Bank Owned Y/N** N
City Tyler **Short Sale Y/N** N
State TX
Zip 75703
County Smith
Status Active
Sale/Rent For Sale
IDX Include Y



GENERAL

Buyer Photos Allowed Y/N Yes	Listing Agent Ginger Brawner - Cell: 817-881-9233
List Team	Listing Office eXp Realty, LLC-Tyler - Office: 888-519-7431
Listing Agent 2	Listing Agent 3
Owner Name	Owner Phone
Listing Type Exclusive Right	Sign on Property Y/N Yes
Agency Both	Variable Fee Y/N No
Fee to Buyers Agent Y/N Yes	Sub Agent%/\$ 0.00
Buyer Agent%/\$ 2.5	Comp to Non-MLS%\$ 1.00
Internet Y/N Yes	Rent Price
Listing Date 3/14/2024	Expiration Date 9/20/2024
Elementary Owens	Middle School Three Lakes
High School Tyler Legacy	Zip Lookup 75703
Paragon 1 Area	Subdivision Name N/A
Mineral Rts Available	Phone Y/N
Underground Utilities Y/N	TV/Cable Y/N
Road Frontage (Feet)	Current Use
Acres Bottom %	Acres Cultivated %
Acres Pasture %	Acres Timber %
Total Number of Acres 106.800	List Price/Acre \$27,500
Apx Shore Line	Shore Line Source
Leaseback Y/N	Backup Contract Y/N
Surface Rights Available	Legal 37.670AC TR13 (PT 106.8AC/A18 S18 TR10A)69.130ACTR
Possession	Power Co
Gas Co	Phone Co
Water Co	Off Market Date
Search By Map	Tax ID
Update Date 3/15/2024	Status Date 3/14/2024
HotSheet Date 3/14/2024	Price Date 3/14/2024
Input Date 3/14/2024 8:21 PM	Associated Document Count 3
VOW Include Yes	VOW Address Yes
VOW Comment Yes	VOW AVM Yes
Agent Hit Count 21	Client Hit Count 8
Original Price \$2,937,000	Days On Market 1
HOA Transfer Fee	Showing Service
Lot Size Over 100 acres	Geocode Quality Manually Placed Pin
Picture Count 23	Price Per SQFT
Sold Price Per SQFT	Disclaimer
Input Date 3/14/2024 8:21 PM	Update Date 3/15/2024 4:13 PM
Listing Office 2	Listing Office 3

FEATURES

CURRENT USE Timber	FENCING Barbwire Fence	OUTBUILDINGS None	SPECIAL CONDITIONS None
EASEMENTS Electric	GAS Other/See Remarks	RESTRICTIONS None	WATER Other/See Remarks
ELECTRIC Electric Available		SHOWING INSTRUCTIONS Other/See A-2-A Remarks	

FINANCIAL

Taxes 277.07	Tax Year 2023
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FINANCIAL

Exemptions Y/N Yes
Option Ending Date

Appraisal District Number 100000001811013000 100000001818010010

SOLD STATUS

How Sold
Closing Date
Sold Price/Acre
Buyer Agent Team
Buyer Agent Office
Amount of Concessions
Back on Market Date
New Interest Rate
Disc Points Paid by Buyer
Distressed Sale

Contract Date
Sold Price
Sale/List Price Ratio %
Buyer Agent
Loan Concessions (Y/N)
Title Company
Down Payment
Buyers Costs Paid by Sell
Disc Point Paid by Seller

SHOWING REMARKS

Showing Remarks Text Ginger and Edward: 817.881.9233; 903.590.6008 Gate Key is in combo lock box by the gate.

DIRECTIONS (NO OFFICES)

Directions (NO OFFICES) Traveling N on Toll 49 take Hwy 155 exit. Go Right on Hwy 155 ; Rt on C R 1125 and Rt on C R 192. Sign will be on the property by March 21st.

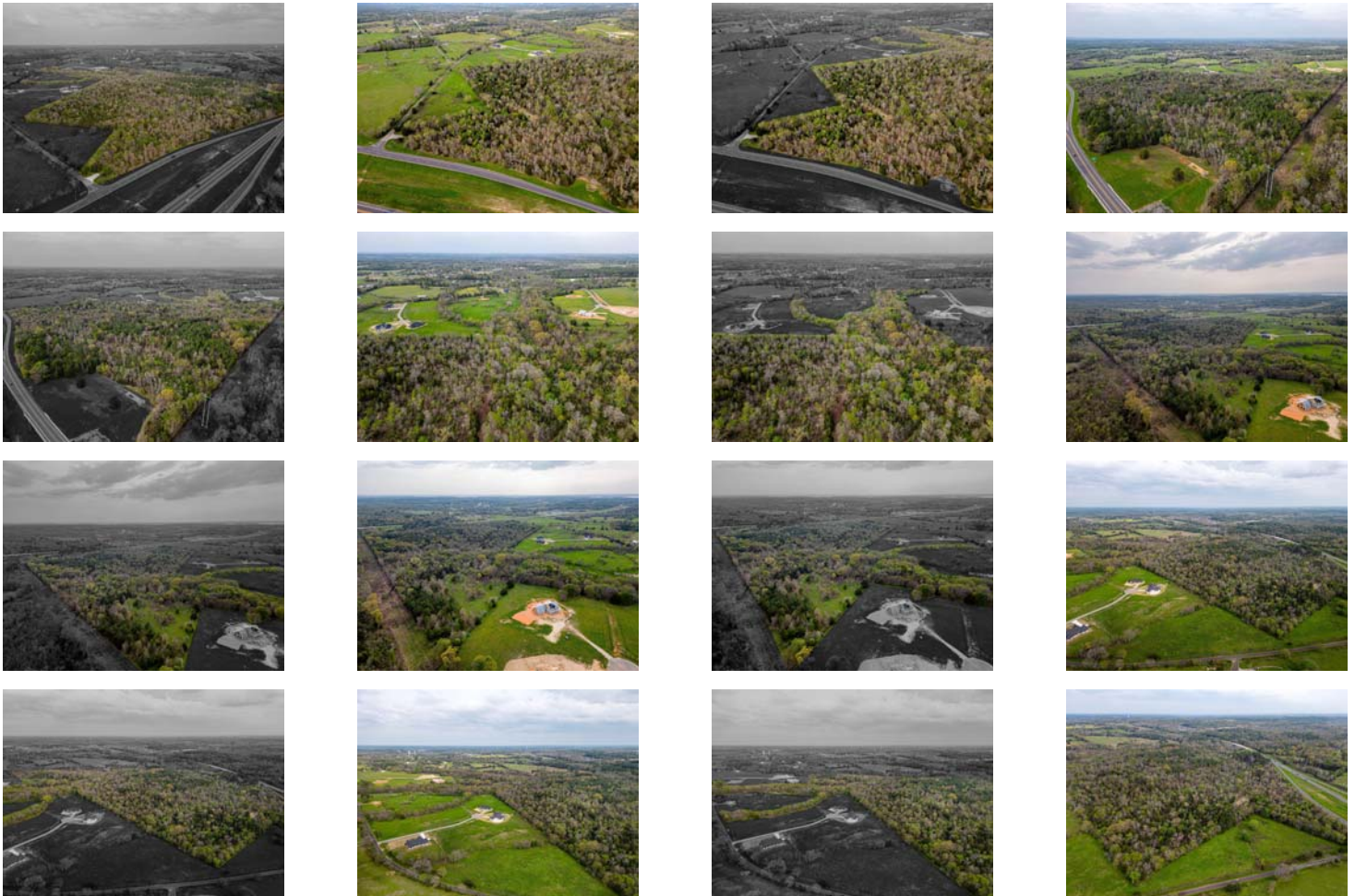
AGENT TO AGENT REMARKS

Agent Remarks-Private Owner financing is a possibility. Seller is not sure about water and gas availability. Genecov recently put in a neighborhood to the North and utilities may be accessible from there. Buyer to satisfy themselves about utilities. Pdf of subdivision plats are in Associated Docs. and survey.

PUBLIC REMARKS

Public Remarks Come see this 106+acre tract of land in South Tyler that offers multiple possibilities for future development. Residential Subdivision, Business, Warehouses or RV Park are just some of the possibilities. The seller had subdivision plats drafted. This property offers easy access to Hwy 155 S and Loop 49 making it easy to get to all that the Greater Tyler area has to offer as well as easy access to Interstate 20 approximately 15 minutes away. This property is Ag exempt! Come see this property today!

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.