

16.032 ACRES FOR SALE

BERTHOLF
COMMERCIAL REAL ESTATE

FM-1752 & US-82 | SAVOY, TX 75479



SITE



TERRIN BERTHOLF
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118 W Chestnut St | Denison, TX 75021

PROPERTY INFORMATION



FM-1752 & US-82

Savoy, TX 75479

16.032 AC

Land Size

1,700 FT

Frontage along FM-1752

No Floodplain

Floodplain

No Zoning

Zoning

Fannin

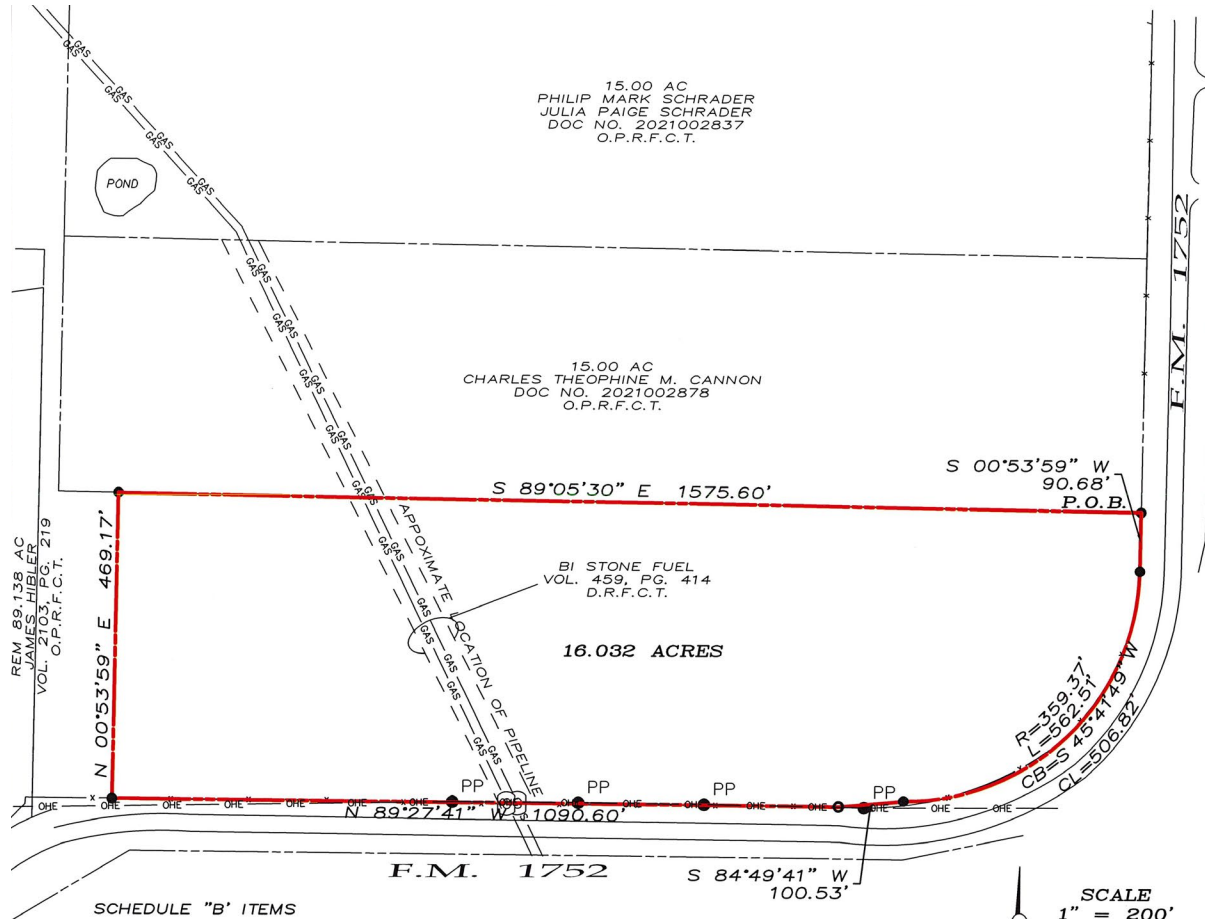
County

Contact Broker

Price

SURVEY

JOB NO. 21040386
FW: AS — DFT: CG



LEGEND

- 1/2" STEEL ROD SET
- CONCRETE MONUMENT FOUND
- PP POWER POLE
- BOUNDARY LINE
- - - - - PROPERTY LINE
- x - - - BARB WIRE FENCE
- GAS - GAS - GAS LINE
- OHE - OHE - OVERHEAD ELECTRIC LINE

LEGAL DESCRIPTION

Situated in the County of Fannin, State of Texas, being a part of the John Weeks Survey, Abstract No. 1149, and being a part of that same tract of land described as 89.138 acres conveyed to James Hibler by deed recorded in Volume 2103, Page 219, Official Public Records, Fannin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2" steel rod at the southeast corner of a 15.00 acre tract of land conveyed to Charles Theophine M. Cannon by deed recorded in Doc No. 2021002878, Official Public Records, Fannin County, Texas in the west Right-of-Way of F.M. 1752;

Thence with the west Right-of-way of said F.M. 1752 the following calls and distances:
South 00°53'59" West, a distance of 90.68 feet to a set 1/2" steel rod;

with a non-tangent curve to the right having a radius of 359.37 feet, (chord bears South 45°41'49" West, a distance of 506.82 feet) an arc length of 562.51 feet to a set 1/2" steel rod;

Thence with the north Right-of-Way of said F.M. 1752 the following calls and distances:

South 84°49'41" West, a distance of 100.53 feet to a found concrete monument;

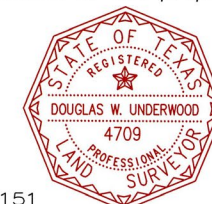
North 89°27'41" West, a distance of 1090.60 feet to a set 1/2" steel rod;

Thence with a non-tangent curve to the left having a radius of 358.29 feet, (chord bears South 88°37'18" West, a distance of 27.97 feet) an arc length of 27.98 feet to a point;

Thence North 00°53'59" East, a distance of 469.17 feet to a set 1/2" steel rod;

Thence South 89°05'30" East, with the south line of said 15.00 acre tract a distance of 1575.60 feet to the Point-of-Beginning and containing 16.032 acres of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



D.W. Underwood

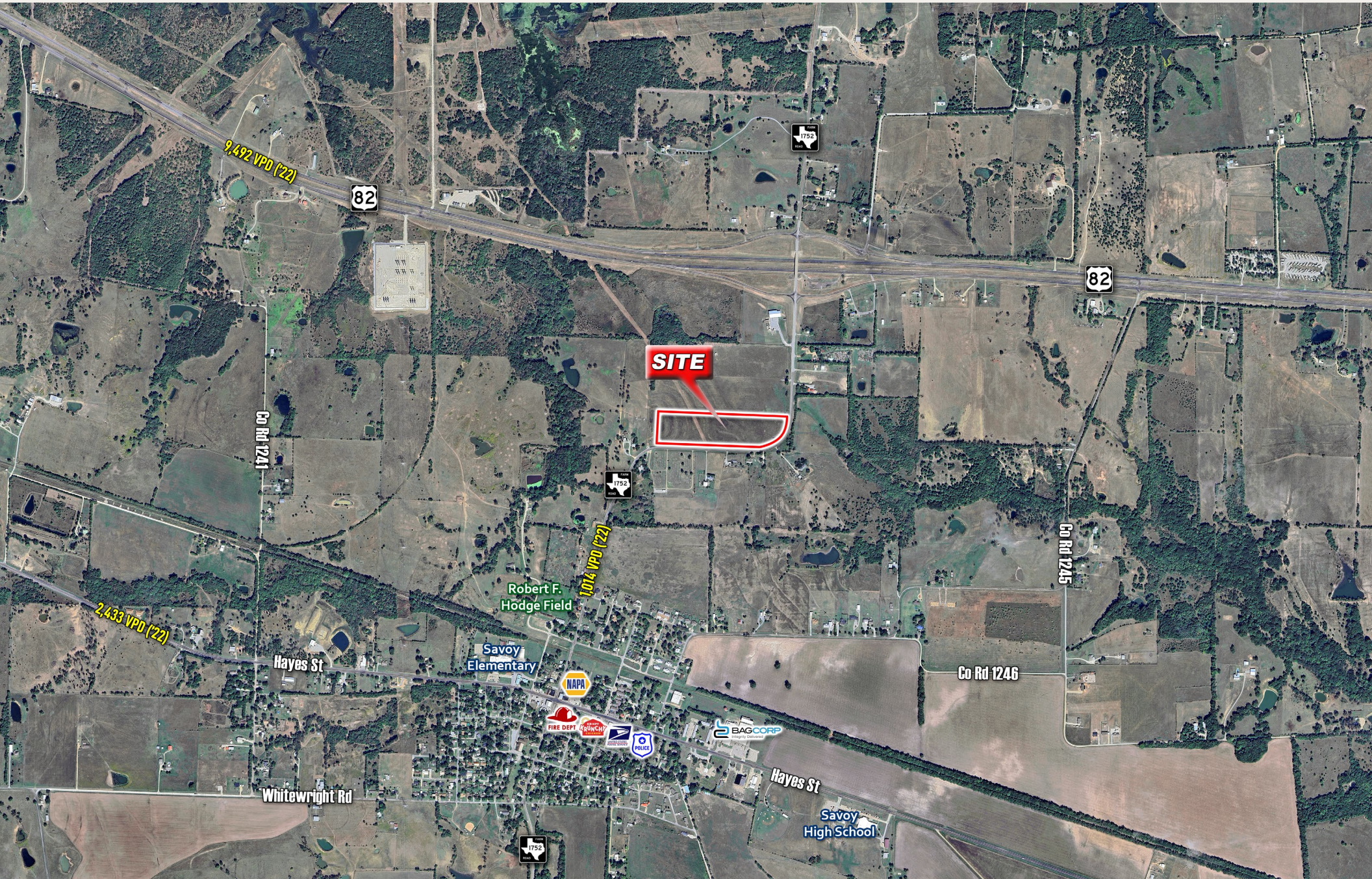
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 6/4/2021

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AERIAL



DEMOGRAPHICS



POPULATION

727
within 1 mile

2,211
within 3 miles

4,621
within 5 miles



HOUSEHOLDS

297
within 1 mile

852
within 3 miles

1,765
within 5 miles



AVG HH INCOME

\$74,954
within 1 mile

\$87,382
within 3 miles

\$94,579
within 5 miles

FOR SALE

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DISCLAIMER

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Information About Brokerage Services

Texas law requires all real estate license holders 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 confidential 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.

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_____ 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 _____