

LAND AVAILABLE

0000 FM 16, WINONA TX 75792

FOR SALE: \$1,311,750

LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development

WWW.LANDBRIDGECOMMERCIAL.COM

MIKE MATHEWS
LAND AGENT
CELL: 903-407-9044
MIKE@LANDBRIDGECOMMERCIAL.COM

BRIAN BURKS, SIOR, CCIM
PRINCIPAL BROKER
CELL: 903-352-3000
BRIAN@LANDBRIDGECOMMERCIAL.COM

Property Information

ACRES:

***APPROX. 265**

UTILITES AVAILABLE TO SITE:

- * STAR MOUNTAIN COMMUNITY WATER**
- * ONCOR POWER**

MAJOR HIGHWAYS:

- * LOCATED 3 MILES NORTH OF I-20**

LAND USE:

- * HUNTING/FISHING/RECREATIONAL/WEEKEND RETREAT**

LOCATION:

- * 2 HOURS EAST OF DALLAS / 1HR 30MINS WEST SHREVEPORT, LA**

WATER FEATURES:

- * 0.5 MILES OF HARRIS CREEK FLOWS THRU PROPERTY**
- * VARIOUS SLEWS ACROSS PROPERTY OFFERS EXCELLENT HABITAT FOR WATERFOWL HUNTING**

HUNTING/FISHING/WILDLIFE:

- * HARRIS CREEK PROVIDED FISHING FOR VARIOU BASS, CRAPPIE, CATFISH, CRAWDAD, WATERFOWL**
- * PROPERTY OFFERS EXCELLENT HUNTING FOR WHITETAIL DEER, HOGS, WATERFOWL, VARIOUS PERDATORS, AND MORE**

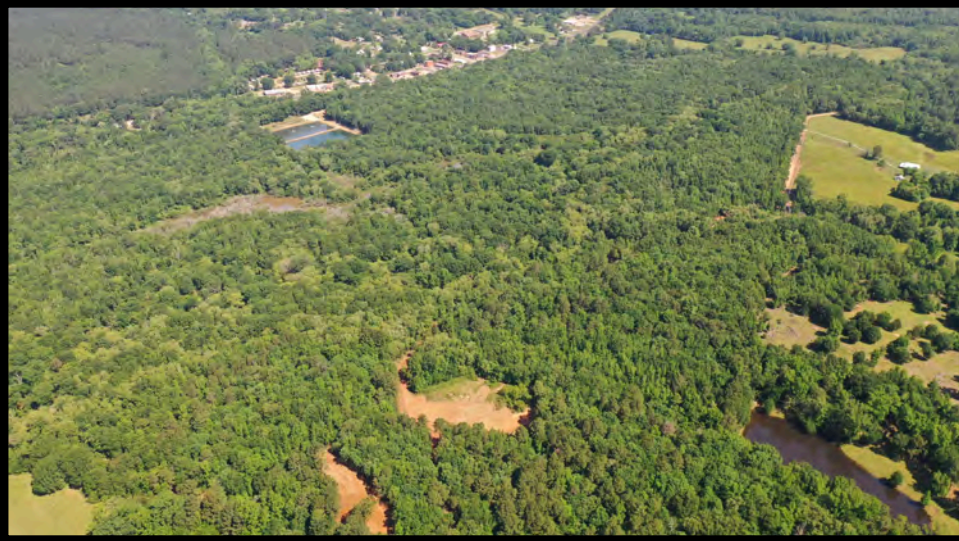
PHOTOS



LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development

PHOTOS



LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development



CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE
G1	2443.17	802.81	N 11°32'14" E	18°54'12"
G2	2493.17	851.07	S 18°16'00" W	08°18'20"
G3	1071.23	418.58	S 61°17'41" W	21°48'27"
G4	318.52	59.17	N 82°32'41" E	19°45'08"

LINE	BEARING	DISTANCE
L1	S 84°33'34" W	100.00
L2	S 84°33'34" W	218.11
L3	S 87°48'45" W	110.94
L4	S 65°00'00" W	92.84
L5	S 34°14'17" W	78.10
L6	S 02°35'22" E	40.99
L7	S 73°17'42" E	72.05
L8	S 82°51'12" E	19.91
L9	S 02°35'22" E	15.82
L10	S 02°35'22" E	15.82
L11	S 02°35'22" E	74.25
L12	S 61°12'24" W	63.82
L13	S 18°16'00" W	50.14
L14	S 45°27'12" W	93.33
L15	S 75°11'42" W	43.09
L16	S 18°16'00" W	43.09
L17	S 02°35'22" W	107.89
L18	S 41°13'31" W	74.83
L19	S 17°24'02" W	170.48
L20	S 65°48'17" W	24.45
L21	S 64°10'50" W	60.45
L22	S 89°29'51" W	67.83
L23	S 04°54'28" W	47.67
L24	S 18°16'00" W	27.16
L25	S 02°35'22" W	21.61
L26	S 04°54'28" W	15.82
L27	S 17°24'02" W	115.83
L28	S 41°13'31" W	318.00
L29	S 17°24'02" W	38.85
L30	S 17°24'02" W	20.35
L31	S 17°24'02" W	62.41
L32	S 17°24'02" W	82.19
L33	S 17°24'02" W	210.58
L34	S 17°24'02" W	175.19
L35	S 17°24'02" W	144.58
L36	S 17°24'02" W	104.51
L37	S 17°24'02" W	63.06
L38	S 17°24'02" W	126.85
L39	S 17°24'02" W	94.50
L40	S 17°24'02" W	144.54
L41	S 17°24'02" W	219.02
L42	S 17°24'02" W	124.10
L43	S 17°24'02" W	12.12
L44	S 17°24'02" W	18.15
L45	S 17°24'02" W	18.15
L46	S 17°24'02" W	18.15
L47	S 17°24'02" W	18.15

MARTIN LAGRONE SURVEY A - 564

264.958 ACRES

NEWBERRY SURVEY A - 737

JOHN S. DRAPER SURVEY A - 300

Loss Stames, et ux, Abnito A., to
Norman Stames, et ux, Eulabelle
March 26, 1959 - Volume 830 Page 417
Called 250 Acres (First Tract) &
Called 15.39 Acres (Second Tract)

M. B. CLARK SURVEY A - 187

PLAT OF SURVEY
SHOWING

PART OF THE MARTIN LAGRONE SURVEY A - 564
PART OF THE JOHN S. DRAPER SURVEY A - 300
PART OF THE E. NEWBERRY SURVEY A - 737
& PART OF THE M.B. CLARK SURVEY A - 187
SMITH COUNTY, TEXAS
SURVEYED MAY, 2008
SCALE: 1" = 300.00'



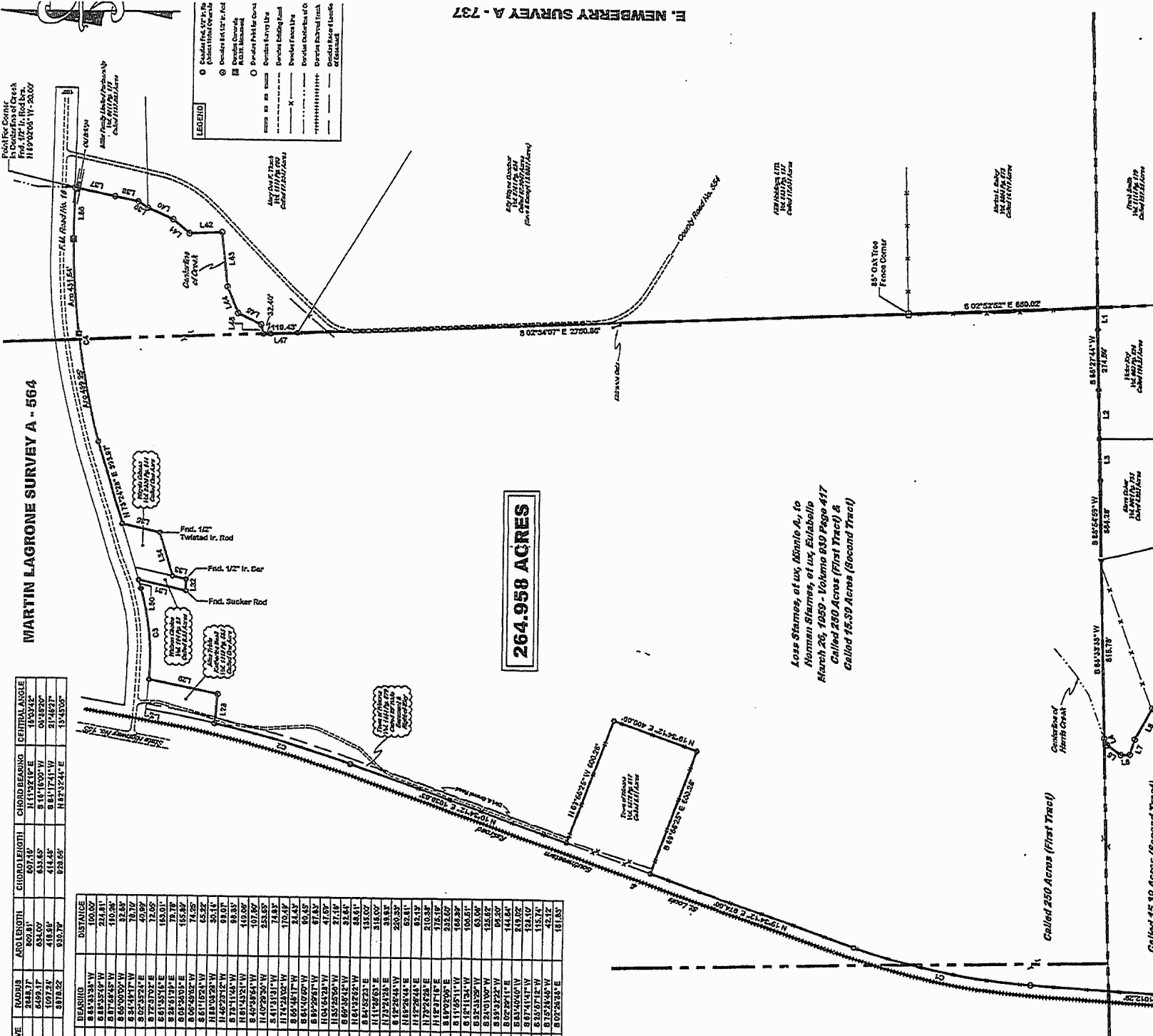
JACKIE LYNN LACY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4021
do hereby certify that the plat shown hereon was prepared from an actual survey made
on the ground from my direction and supervision during the month of May, 2008.
GIVEN UNDER MY HAND AND SEAL, this 22nd day of May, 2009

LACY SURVEYING AND MAPPING
P.O. BOX 738 AHP, TEXAS 76760

HENRY TIERWESTER SURVEY A - 995

EXISTING AND LOCATED RECORD NOT VISIBLE
LOCATED SURVEY TO BE
TRACT OF LAND SHOWN HEREIN

1. G.C. & M. Lacy to James E. Lacy - Volume 188 Page 178
2. G.C. & M. Lacy to James E. Lacy - Volume 188 Page 178
3. G.C. & M. Lacy to James E. Lacy - Volume 188 Page 178
4. Right-of-Way Easement (20' to 100') to the State of Texas - Volume 1171 Page 141
5. Right-of-Way Easement (20' to 100') to the State of Texas - Volume 1171 Page 141
6. Right-of-Way Easement (20' to 100') to the State of Texas - Volume 1171 Page 141
7. G.C. & M. Lacy to James E. Lacy - Volume 188 Page 178
8. G.C. & M. Lacy to James E. Lacy - Volume 188 Page 178
9. G.C. & M. Lacy to James E. Lacy - Volume 188 Page 178
10. G.C. & M. Lacy to James E. Lacy - Volume 188 Page 178
11. G.C. & M. Lacy to James E. Lacy - Volume 188 Page 178
12. G.C. & M. Lacy to James E. Lacy - Volume 188 Page 178
13. G.C. & M. Lacy to James E. Lacy - Volume 188 Page 178
14. G.C. & M. Lacy to James E. Lacy - Volume 188 Page 178



STABILE



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.

11/2/2015

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.

Landbridge Commercial Properties	591713	info@landbridgecommercial.com	(903)561-9527
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Brian W. Burks	400070	brian@landbridgecommercial.com	(903)561-9527
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mike Mathews	706665	mike@landbridgecommercial.com	(903)407-9055
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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

Landbridge Commercial Properties, 4614 D.C. Drive, Suite 2A, Tyler, TX 75701
Michael Mathews

Phone: 903.561.9527 Fax: ()
Produced with Lone Wolf Transactions (zipForm Edition) 717 N. Harwood St., Suite 2200, Dallas, TX 75201 www.lwoll.com

Test

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE; HOWEVER, LANDBRIDGE COMMERCIAL PROPERTIES MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATIONS OF THIS PROPERTY FOR SALE, RENT, OR EXCHANGE IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS OF PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.