

# Pioneer Real Estate



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10672 FM 39 South

\$370,000

Normangee, Leon County, TX 77871 (Home plus rent house on 50.62 acres)



Building Year:1996

Type: All electric one story brick veneer

Heated and Air Conditioned: 1854.04 sf

Floorplan: 3-2-2

Fireplace: wood burning

Garage: 604.4 sf

**OFFERED ALL OR PART WITH POSSIBLE OWNER FINANCING!**

Pioneer Real Estate

Is a

Member TAR, HAR, MLS, Brazos Valley Better Business Bureau

A division of Circle T Realty, Steve Torno, Broker



Wood burning fireplace in family room



Kitchen



Open concept showing (left to right) kitchen, dining area and entry



Master bedroom has sitting area



and bath with shower stall and jet tub

Current total taxes paid were \$1,224.57 with the following exemptions: homestead over 65 and agriculture exemption (livestock lease on pasture).

2010 utility costs

Navasota Valley Electric Co-op electric usage averaged \$226.84 per month over 12 months. Southeast Water Supply Corp. water bill averaged \$54 per month over 12 months.



Back side of house and deck, well house



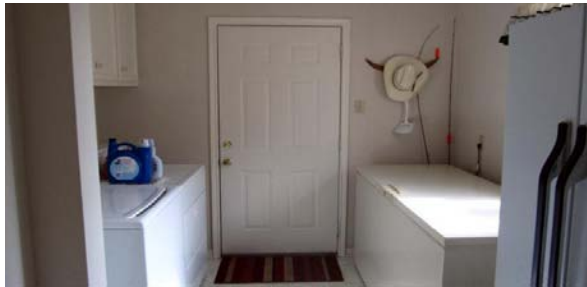
Driveway from FM 39 to garage entry is slag



Built-in double oven and microwave



Refrigerator (stays) and cooktop



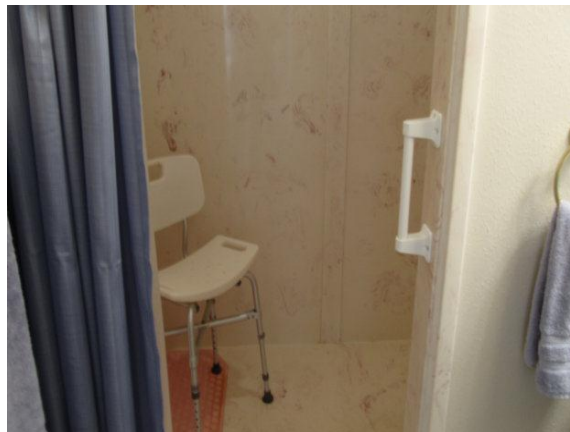
Utility room



Large walk-in closet in master bedroom



The 2<sup>nd</sup> bath (shown) has extra wide door for wheelchair access and shower with chair.







Need just 5 acres and either home? Or, just wooded land up to 21.5 acres? Each site will have access to community water and electricity.



Rent House

Income: \$400 per month

Mineral estate

Offered as "Surface Estate Only"

Other leases

Owner has written pasture lease that is cancellable with notice there is no income from this lease but it keeps property in ag use.

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