**Offer Instructions for TBD County Rd 1079 12AC, Celeste, Texas 75401**

**Please use Farm and Ranch contract only.**

For offers with financing needed, please include a pre-approval letter with the offer, and cash transactions, a verification of funds.

**Owner names:** Kevin Schmitz, Beth Schmitz

**Legal:** A0819 PORTER JULIET, TRACT C48, ACRES 12 Hunt Tax ID 32073

**Exclusions:** Feeders, Blinds and Antler Light in Living room/ Kitchen

**Leases:** None

## Title: Kincy Abstract & Sabine Title 6417 Wesley St, Greenville, TX 75402

**Survey:** No Survey available

**SD:** Please mark SD not required.

**Minerals:** Seller to retain 75% of available minerals.

**Seller Notices:** Email agent for seller’s email, please CC Shane Ballard at [Ballard.shane@gmail.com](mailto:Ballard.shane@gmail.com) and David Norman at david@davidnormanreatly.com for all correspondence.