



HORSESHOE LAKE RANCH

<u>SIZE</u>	<u>559 ACRES – 114 LOTS</u>
<u>PARCEL SIZE</u>	<u>1+ TO 10 + ACRE TRACTS</u>
<u>PROPERTY USE</u>	<u>SINGLE FAMILY RESIDENTIAL</u>
<u>BUILDING RESTRICTIONS</u>	<u>1,200 SQ. FT. MINIMUM</u>
	<u>NO MOBILE HOMES</u>
<u>SCHOOLS</u>	<u>NORMANGEE ISD 976-396-3111</u>
<u>TAXES- (qualifies for Ag Exempt Taxes)</u>	<u>1.89 PER HUNDRED – LEON COUNTY</u>
<u>PROPERTY ASSOCIATION DUES</u>	<u>\$600 PER YEAR</u>
<u>FIRE</u>	<u>FLYNN VOLUNTEER FIRE DEPARTMENT</u>
<u>POLICE</u>	<u>LEON COUNTY SHERIFF'S DEPT. 903-536-2749</u>
<u>ELECTRIC</u>	<u>ONCOR ELECTRIC 888-313-6862</u>
<u>PROPANE</u>	<u>LEON GAS COMPANY 936-396-3921</u>
<u>SEWER</u>	<u>LEON COUNTY APPROVED SEPTIC</u>
<u>ROADS</u>	<u>OIL-SAND PAVING</u>
<u>WATER</u>	<u>CONCORD ROBBINS WATER SUPPLY 903-626-4330</u>
<u>INTERNET</u>	<u>STARLINK - https://www.starlink.com/</u>
<u>SHOPPING</u>	<u>CENTERVILLE – 12 MILES</u>