

# America's Land Partners

## Seller's Land Disclosure Statement

This disclosure provides information about the condition of the property listed below to the best of the Seller's knowledge as of the date signed. It is not a warranty of any kind and should not replace inspections or warranties the Buyer may wish to obtain. This statement is the Seller's representation and is not part of any contract between Buyer and Seller.

**Seller Name(s):** George Gordon and Dorothea Gordon

**Property Address:** TBD County Road 41, Bledsoe, TX 79314

**Legal Description:** South Half of Section 31, McPherson Subdivision, Vol 1, Pg 54 of Plat, Cochran County, TX

**Year Purchased:** 2023

**Annual Property Taxes:** \$ 40<sup>#</sup>-45 (see Attachment #1)

**Current Zoning:** None

**LAND COMPOSITION:**

Category	Acres	Category	Acres	Category	Acres
Irrigated Tillable		Pasture	201.6	Other	
Non-irrigated Tillable		Lake/Pond			
Timber/Creek		Home Site		Total Acres	201.6

**PROPERTY CONDITION CHECKLIST:**

Please check **Yes**, **No**, or **Unknown** for each item and provide details where applicable.

1. **Survey completed?**  Yes  No  Unknown *Details:*
2. **Mineral rights owned?**  Yes  No  Unknown *Details:*
3. **Water rights owned?**  Yes  No  Unknown *Details:*
4. **Other parties with mineral/water claims?**  Yes  No  Unknown *Details:*
5. **Located in flood zone?**  Yes  No  Unknown *Flood history: Unsure*
6. **Subject to covenants/HOA?**  Yes  No  Unknown *Details:*
7. **Connected to city/rural water?**  Yes  No  Unknown *Provider:*
8. **Well present?**  Yes  No  Unknown *Location, Age, Depth, Flow Rate, Last Test Date, Issues:*
9. **Connected to public sewer?**  Yes  No  Unknown *Provider:*
10. **Septic system present?**  Yes  No  Unknown *Location, Age, Last Test Date, Lateral Orientation, Issues:*

11. Electricity available?  Yes  No  Unknown *Distance to source:*
12. Gas available?  Yes  No  Unknown *Distance to source:*
13. Propane tanks on site?  Yes  No  Unknown *Location, Quantity, Ownership, Fuel Level:*
14. Active leases (farm, hunting, etc.)?  Yes  No  Unknown *Terms & Lessee Contact:*
15. Enrolled in government programs (CRP, WRP, etc.)?  Yes  No  Unknown *Program Type, Acres, Annual Payment, Contract End Date:*
16. Income-producing property?  Yes  No  Unknown *Nature & Annual Income:*
17. Boundaries marked?  Yes  No  Unknown *Fence Type/Condition or Other Markers:*
18. Crops currently planted?  Yes  No  Unknown *Details:*
19. Improvements (structures, blinds, etc.)?  Yes  No  Unknown *Type, Size, Condition:*
20. Lakes or ponds present?  Yes  No  Unknown *Size, Depth, Stocking Info, Shared Access:*
21. Irrigation system included?  Yes  No  Unknown *Type & Condition:*
22. Boundary disputes or unrecorded easements?  Yes  No  Unknown
23. Recorded easements?  Yes  No  Unknown
24. Hazardous materials present?  Yes  No  Unknown
25. Underground storage tanks?  Yes  No  Unknown
26. Government notices affecting property?  Yes  No  Unknown
27. Access to common areas?  Yes  No  Unknown
28. Shared features with neighbors (fence, road, etc.)?  Yes  No  Unknown
29. Known legal/regulatory violations?  Yes  No  Unknown
30. Legal actions involving property?  Yes  No  Unknown
31. Pending zoning changes?  Yes  No  Unknown
32. Human remains or cemeteries on site?  Yes  No  Unknown *Details:*
33. Drainage issues or complaints?  Yes  No  Unknown
34. Wildlife commonly found on property: *Examples: Deer, turkey, upland birds, waterfowl, etc. Yes!*
- \* 35. Special/conditional use permits?  Yes  No  Unknown *Transferable?*  Yes  No  Unknown *Reapplication required?*  Yes  No  Unknown *Expiration Date:*

ADDITIONAL COMMENTS: #33 - Area will experience a little flooding in some cavernous areas that lack runoff

#35 - Unknown/Options? #5 - unsure of how much or where - was told it could be a little

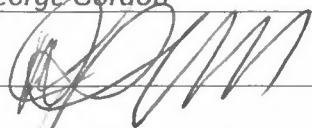
Additional pages attached

**SELLER CERTIFICATION:**

I certify that the information provided above is accurate and complete to the best of my knowledge. I authorize America's Land Partners to share this disclosure with prospective buyers and agents. If new information arises that materially affects this disclosure, I will provide an updated version promptly.

Seller Signature:  Date: Apr 07, 2026

Printed Name: George Gordon

Seller Signature:  Date: APR 16, 2026

Printed Name: Dorothea Gordon

**BUYER ACKNOWLEDGEMENT:**

I acknowledge receipt of this disclosure and understand it reflects the Seller's knowledge of the property's condition. It is not a warranty by the Seller or their agent.

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

STATEMENT NUMBER
2508
PROPERTY ID NUMBER
14269

**2024 TAX STATEMENT**

NAME & ADDRESS		PROPERTY DESCRIPTION	PROPERTY GEOGRAPHICAL ID		
Owner ID: 39678 Pct: 33.333% GORDON GEORGE E. & GORDON DOROTHEA E. 2920 OLYMPIA DR GRAND PRAIRIE, TX 75052		S/2 OF SEC 31 MCPHERSON SUBD 201.6 ACRES  Acreage: 201.6000 Type: R	0-102-126-031-502-00		
			PROPERTY SITUS / LOCATION		
LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER MARKET	ASSESSED VALUE	TOTAL LATE AG PENALTY
0	0	1,545	29,658	1,545	

100% Assessment Ratio

TAXING UNIT	ASSESSED	HOMESTEAD EXEMPTION	OV65 OR DP EXEMPTION	OTHER EXEMPTIONS	FREEZE YEAR AND CEILING	TAXABLE VALUE	RATE PER \$100	TAX DUE
HIGH PLAINS WCD #1	1,545	0	0	0		1,545	0.0031000	0.05
WHITEFACE CISD	1,545	0	0	0		1,545	0.9959000	15.39
CO WIDE SPECIAL RD (FM	1,545	0	0	0		1,545	0.2455000	3.79
CO WIDE SCHOOL	1,545	0	0	0		1,545	0.0814000	1.26
CO WIDE HOSP DIST	1,545	0	0	0		1,545	0.5655000	8.74
COCHRAN COUNTY	1,545	0	0	0		1,545	0.7333000	11.33

Appraised Value: 1,545

**Total Taxes Due by Jan 31, 2025 40.56**

**Penalty & Interest if paid after Jan 31, 2025**

If Paid in Month	P&I RATE	TAX DUE
FEBRUARY 2025	7%	43.39
MARCH 2025	9%	44.21
APRIL 2025	11%	45.01
MAY 2025	13%	45.82
JUNE 2025	15%	46.65

**To Pay by Credit Card**  
 Online at: [www.certifiedpayments.net](http://www.certifiedpayments.net) Bureau Code: 8744214  
 Telephone payments in English and Spanish - (866) 549-1010



There will be a nominal fee charged for this service.

Property taxes in Texas are assessed as of January 1st of each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OR OLDER, DISABLED OR A DISABLED VETERAN AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Section 33.11) or Additional Late AG Penalty of 10% (Tax Code Section 23.54, Tax Code 21.10).

**\* DETACH HERE AND RETURN WITH PAYMENT \***

**Make checks payable to:**  
 DIXIE MENDOZA TAX ASSESSOR / COLLECTOR  
 COCHRAN COUNTY TAX OFFICE  
 100 N MAIN RM 101  
 MORTON, TX 79346-2517

Please send a self-addressed stamped envelope for receipt



**Owner Name and Address**

GORDON GEORGE E. & GORDON DOROTHEA E. 2920 OLYMPIA DR GRAND PRAIRIE, TX 75052
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**Statement Number**  
2024 2508

**Prop ID Number**  
14269

**Geographical ID**  
0-102-126-031-502-00

529 1 MA 0.622\*\*\*\*\*AUTO\*\*MIXED AADC 750 MAAD 2 FT 2



GORDON GEORGE E. & GORDON DOROTHEA E.  
2920 OLYMPIA DR  
GRAND PRAIRIE TX 75052-8008

If Paid in Month	Tax Due
October 2024	40.56
November 2024	40.56
December 2024	40.56
January 2025	40.56
February 2025	43.39
March 2025	44.21
April 2025	45.01
May 2025	45.82
June 2025	46.65

**In January Pay**

**40.56**

Taxes are payable October 1, 2024 and become delinquent on February 1, 2025



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