

EXCLUSIVE 5% DOWN LAND FINANCING PROGRAM

Most land purchases require a down payment of 20% to 30% of the purchase. To make buying land easier and more affordable, the Seller has partnered with **Texas Farm Credit** to offer a special program. Instead of a huge down payment, you only need to bring **5% down** in cash. Note: **This special financing program is exclusive and is only available for the specific properties listed on Page 2 of this document.**

How It Works

Your purchase is split into three pieces. You will technically have **two separate loans** (also called "notes") at the same time:

1. **The First Loan (85%):** Texas Farm Credit will lend you 85% of the total purchase price. This is your main bank loan.
2. **The Second Loan (10%):** The Seller will finance 10% of the purchase price for you, with \$0 down required on this specific part.
3. **Your Down Payment (5%):** You pay the remaining 5% in cash at closing. While your down payment is dropped to just 5%, you will still need to pay standard "closing costs." These are separate fees for things like the land appraisal, lender fees, and escrow fees. Make sure to budget a little extra cash for these.

A Quick Example

If you buy a piece of land for **\$200,000**, the math looks like this:

- **Main Loan (Texas Farm Credit):** \$170,000
- **Seller Loan:** \$20,000
- **Your Cash Down Payment:** \$10,000

The 3 Steps to Buying the Property

Step 1: Get Approved by Texas Farm Credit First

Before anything else can happen, you have to apply and qualify for the main 85% loan through Texas Farm Credit.

Step 2: Set Up Both Monthly Payments

Once Texas Farm Credit approves you, the paperwork for both loans will be put together. Because you have two separate loans, you will have **two different monthly bills** to pay—one to Texas Farm Credit and one to the Seller. They might have different interest rates and different terms (for example, the seller loan might need to be paid off faster than the bank loan).

Step 3: Simultaneous Closing (Closing at the Same Time)

When it is time to officially sign the paperwork and buy the land, everything happens at once. You will go to the title company, and both loans—the bank loan and the seller loan—will be finalized **at the exact same time on the same day**. This is when you will hand over your 5% cash down payment, and the land officially becomes yours.

For more information or questions contact:

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TALLEY & CO.

REAL ESTATE

5% Down Land Loan Eligible Parcels

Gilbreath Road in Sadler – 11 to 25 Acre Tracts

- Ag Exemption in place
- Two Way SUD water line at the road
- Electric available
- All tracts back to Sandy Creek

	Sales Price*	Acreage	Creek Frontage in Feet
Tract 1	SOLD	12.17	555
Tract 2	SOLD	11	578
Tract 3	\$300,900	11	270
Tract 4	\$304,980	11	696
Tract 5	SOLD	12.5	563
Tract 6	\$535,500	25	1258
Tract 7	\$300,900	12	380
Tract 8	\$290,700	11	325
Tract 9	\$300,900	11	555

[Click Here for Gilbreath Road Maps, Survey, Photos and More](#)

County Road 1255 in Savoy - 25 to 39 Acre Tracts

- Savoy ISD
- AG exempt
- Outside City limits
- Fannin County Electric Cooperative line on CR 1255
- Southwest Fannin SUD waterline on CR 1255

	Sales Price*	Acreage
Tract 1	\$484,500	37.75
Tract 2	\$508,980	39.913
Tract 3	\$304,980	25.875

[Click here for CR 1255 Maps, Survey, Photos and More](#)

County Road 265 in Collinsville - 25 to 39 Acre Tracts

- AG exempt
- Outside City limits
- Water available through Mountain Springs Water Coop
- Electricity available
- Great balance of open usable land and mature trees

	Sales Price*	Acreage
Tract 1	\$461,250	15.46
Tract 2	\$461,250	15.46

[Click here for CR 265 Maps, Survey, Photos and More](#)

*Sales price includes legal fees and loan origination fees for the seller financed portion of the financing are included.