

LEASE AGREEMENT

This agreement is made and entered into between Scott Anderson, P.O. Box 1529 Carthage, Tx. 75633, as Grantor, and PANOLA COUNTY, TEXAS, a governmental subdivision of the State of Texas, as Grantee, this 11th day March, 2025.

WHEREAS, Scott Anderson is the owner of the following described land to-wit:
All that 81.6490 acres more or less of land situated in Panola County, Texas, in the AB 654 Survey, County Road #401.

And are desirous of allowing PANOLA COUNTY to use such land for purposes of acquiring dirt used in the construction and maintenance of roads in Panola County, Texas: and

WHEREAS, PANOLA COUNTY is desirous of obtaining a location to acquire dirt for the purpose of building and maintaining roads in Panola County, Texas.

THE PARTIES AGREE AS FOLLOWS:

Grantor does hereby grant Grantee the exclusive right to use the above described property for the removal of dirt for the purposes set out herein together with the free rights of ingress and egress to said property required by Grantee in the full exercise and enjoyment of the rights hereby conferred. In the event Grantor sells the above described property then this Lease Agreement shall terminate upon the date of the closing of the sale.

Grantee shall pay as consideration to Grantor for the benefit conveyed to it the sum of ONE and 50/100 DOLLARS (\$1.50) per yard for each yard of soil removed by Grantee from the described premises. Either party may terminate this Lease Agreement by giving thirty (30) day notice to the other party. Along with the rights conferred above, the Grantee also is granted the right to store materials and equipment on the property as needed during the term of this Lease.

Signed this 4th day of March, 2025

Grantors: Scott Anderson

As approved in Commissioners' Court on the 11th day of March, 2025

Grantee: Panola County Texas

By: Rodger G. McLane
RODGER G. McLANE, COUNTY JUDGE

Property Detail

Property ID 16450 For Year 2024

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ACCOUNT



Parcel ID	16450
Legal Description	BLK 654 PT OF
Additional Legal Information	
Additional Legal Information 2	P-1
Additional Legal Information 3	
Geographic ID	01450-02630-00000-000000
Description	REAL
Agent	
Category Code	D1A - QUALIFIED AG USE
Total Acres	81.6490

OWNER



Owner ID	R38503
Name	ANDERSON SCOTT B
Care of	
Mailing Address	PO BOX 1529 CARTHAGE TX 75633 7529
% Ownership	1.000000
Exemptions	

Show Map



PANOLA COUNTY
APPRAISAL DISTRICT



LOCATION



Location 1401 HILLS LAKE RD CARTHAGE TX 75633

Map ID 36C

VALUES

Values shown are 2024 Last Sequence



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	1,120
Market Value	253,650
Land Market Value	252,530
Ag/Timber Value	8,150
Market Taxable	9,270
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	9,270

IMPROVEMENT BUILDING



Sequence	Type	Class	Condition	% Good	Year Built	Sqft	Total Value
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PANOLA COUNTY
APPRAISAL DISTRICT

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
01-31-2017	GIFT	GIFT DEED	ANDERSON SHIRLEY	ANDERSON SCOTT B	1905	1	200164
01-09-2017	WILL	WILL	ANDERSON ROYCE ETUX SHIRLEY	ANDERSON SHIRLEY	...	...	10598
05-07-2001		...	WHITAKER FAMILY TRUST	ANDERSON ROYCE	1120	176	...
07-09-1996		...	WHITAKER FRED	WHITAKER FAMILY TRUST	980	256	...
12-17-1975		...	...	WHITAKER FRED	592	647	...
...		...	...	WHITAKER FRED	443	119	...

DISCLAIMER : Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Contact Us

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DMCPHAIL@PANOLACAD.ORG

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