



FARM & RANCH

BEAUTIFUL CULTIVATED PASTURE MINUTES FROM LAKE ATHENS

TBD County Road 3700 – Athens, TX



STEPHEN
REICH GROUP
WILLIAMS TREW REAL ESTATE

Williamstrew[☆]
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

Beautiful cultivated pasture just minutes north of Lake Athens. The land is currently used as a Coastal Bermuda cultivated pasture and for grazing cattle. This property is split by County Road 3700 with 33 acres on the west side of the road and 37 on the east side of CR 3700. There is a small historic graveyard that is maintained by the county on the east portion of the property. Property can be subdivided.

LOCATION

CITY	Athens	List Price	\$475,995
County	Henderson	Lot Size	73.23 acres
Schools	Athens ISD	Topography	Level, Oak, Pine, Rolling, Varied
Driving Directions	From Hwy 31 and Hwy 317 head east on 317. Left on CR 3700 look for sign on the right.		

OFFER SUMMARY

HIGHLIGHTS

- 73.23 ACRES
- WILL SUBDIVIDE
- COASTAL BERMUDA
- ACREAGE SPLIT BY COUNTY ROAD 3700
- GRAZING CATTLE
- HISTORIC GRAVEYARD MAINTAINED BY THE COUNTY

LISTING PRESENTED BY:



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PARKER COUNTY OFFICE

405 S. FM 1187, STE. 400
ALED0, TX 76089

FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND

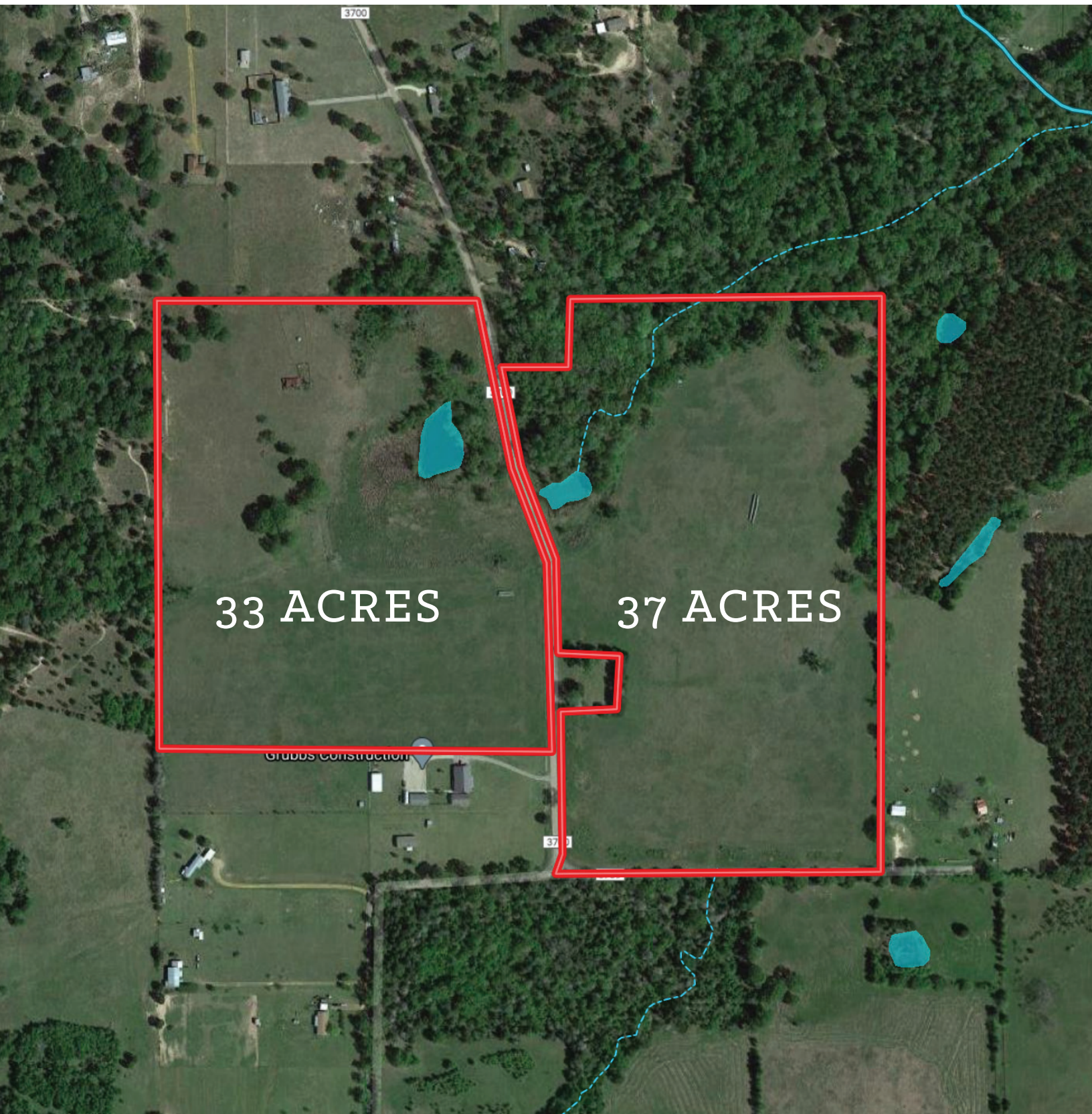
PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884
CAPE STRIPLING – 817.821.5652



AERIAL MAP

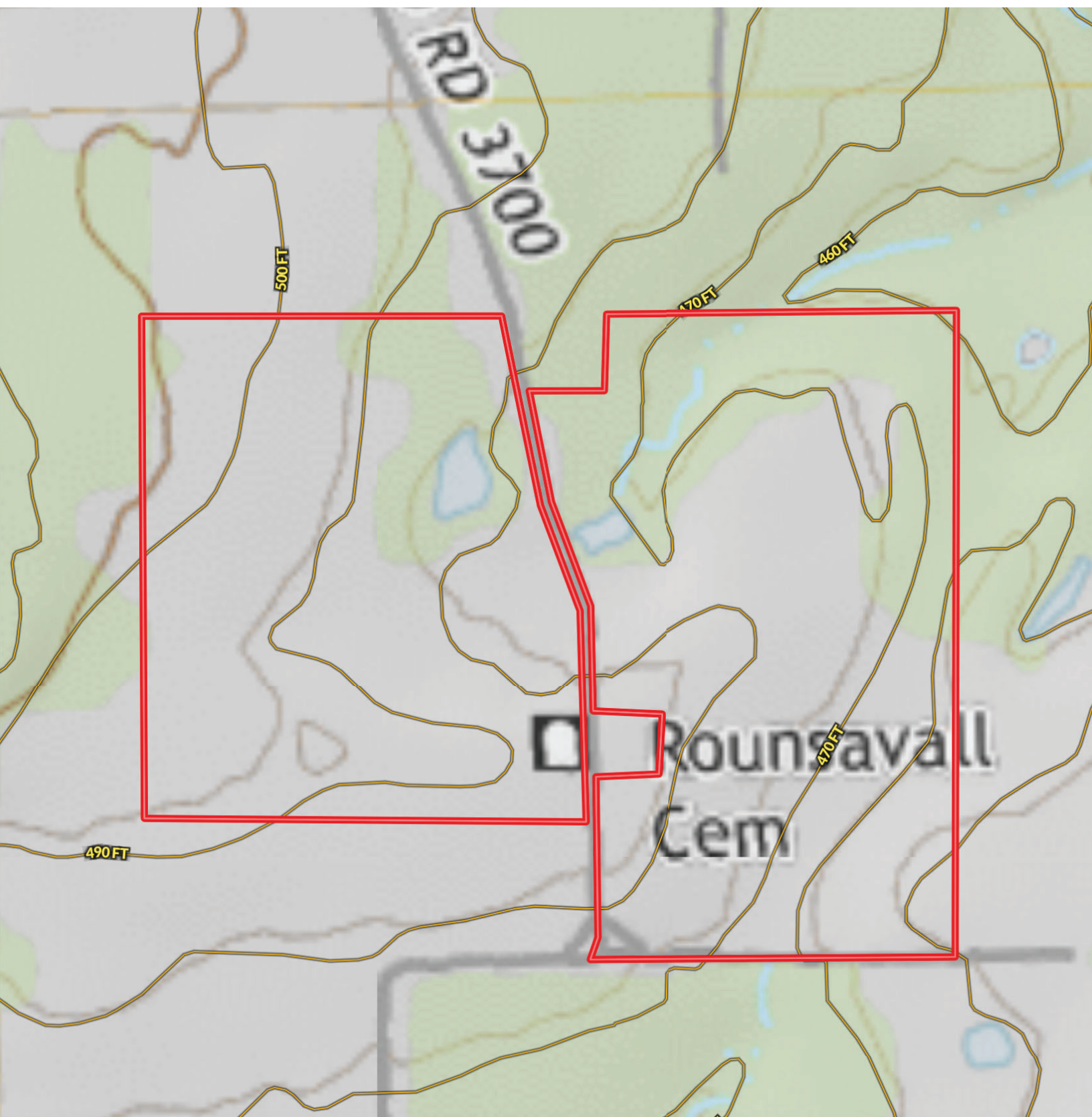


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CONTOUR LINES & FLOODPLAIN



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