

PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 44.972 ACRES
LOCATED ON FM 607
LARUE, HENDERSON COUNTY, TEXAS



**STEVE GRANT
REAL ESTATE**

OFFERED EXCLUSIVELY BY:
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- I. Directions: From Athens: Go east on US Hwy 175 toward Frankston. Turn left onto FM 804, then left onto FM 607. Property will be on the left.
- II. Asking Price: See Website for Price
- III. Financing Information:
- A. Existing - Treat as clear
 - B. Terms -
 - 1. Cash
 - 2. Third Party Financing
- IV. Property Description:
- A. Improvements— Perimeter fencing
 - B. Terrain - rolling
 - 1. Soil - Sandy loam
 - 2. Mostly pastureland with 3 ponds
 - C. Road Frontage - 456 feet on FM 607
 - D. Water Source
 - 1. Leagueville community water at the road
 - 2. 3 ponds
 - E. Other Information -
 - 1. Electric - TVEC along roads
 - 2. Sewer - none, septic required
 - 3. Telephone - Century Link (in area)
 - 4. Satellite - Direct TV or Dish

*****Note: Broker does not warrant utilities. Broker advises any prospective Buyer to verify availability of utilities with various utility companies***

 - 5. Easements - Subject to all visible and apparent easements and any easements of record.
 - 6. Restrictions - Subject to any restrictions of record
- V. Taxing Authority and Taxes:
- A. Henderson County
 - B. LaPoynor Independent School District
 - C. Total Estimated Taxes – Approximately \$86.57, per the Henderson County Appraisal District (current Ag exemption)
- ** Note: Prospective Buyer is hereby given notice that the property could be subject to a Roll Back tax and broker advises any prospective buyer to consult the Henderson County Appraisal District.***
- VI. Minerals:
- A. Oil, Gas, and Other Minerals – Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller's predecessors in title.
 - B. Surface Minerals – 100% of all surface minerals owned to be conveyed. Surface minerals including but not limited to clay, lignite, iron ore, top soil, Sulphur or any mineral which if mined is done by surface mining operations.
- VII. Remarks: Beautiful rolling pasture with three ponds and perimeter fencing.

***** NOTE: This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice.***



