

**PROPERTY INFORMATION BROCHURE ON:
BEING APPROXIMATELY 378.083 ACRES
AND IMPROVEMENTS
BEING OTHERWISE KNOWN AS
6889 COUNTY ROAD 4712
LARUE, HENDERSON COUNTY, TEXAS 75770**



Offered Exclusively By:
STEVE GRANT REAL ESTATE LLC
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Rolling East Texas hills surround this pristine ranch which includes unrivaled vistas, lakes supplemented by fresh spring-fed waters, which originate on the property that blend magically to create a unique refuge. From the moment you enter the gate a lazy winding drive that winds majestically through parts of the property to the main home.

Three lovely stair-stepped spring-fed lakes with approximately 40 acres of surface area provide a relaxed focal point that is aesthetically pleasing and a great place to fish or just relax. The terrain is dotted with native hardwoods and coastal Bermuda meadows overlooking the main house, lakes and hills.

The completely renovated four-bedroom, three bath main home has new flooring, two wood-burning fireplaces, dining and living areas, large open porch and covered porch. The home is easy to maintain and provides a comfortable place to relax and entertain. Adjacent to the main home is a detached guest house/bunkhouse which shares an awe-inspiring view of a lake.

Almost spiritual in nature, this 378.083-acre sanctuary provides the best of country living combining beauty, wildlife habitat with the feel of a working ranch. Located near Athens in Henderson County, Texas, this property has been meticulously preserved and enhanced to perfection!



**PROPERTY INFORMATION BROCHURE ON:
BEING APPROXIMATELY 378.083 ACRES AND IMPROVEMENTS
LOCATED IN THE D. OWEN SURVEY A-597, THE Z. A. MONK SURVEY A-
744, THE G. T. RUSHING SURVEY A-986, THE G. M. T. VIKING SURVEY
A-787, THE J. C. BURDETT SURVEY A-850
AND THE A. J. OTTS SURVEY A-1047
BEING OTHERWISE KNOWN AS
6889 COUNTY ROAD 4712
LARUE, HENDERSON COUNTY, TEXAS 75770**

I. **LOCATION:** The subject property is located at CR 4712 in LaRue, Texas.

Directions: From Athens, take US Hwy 175 East past Baxter to CR 4712. Turn left and go approximately 1.5 miles. Property is on the right.

Latitude: 32.1563734 Longitude: -95.7166187

II. **ASKING PRICE:** See website for pricing.

III. **FINANCING INFORMATION:**

- A. Existing - Clear
- B. Terms -
 - 1. Cash
 - 2. Conventional Financing

IV. **PROPERTY DESCRIPTION:**

- A. Improvements -
 - 1. Main Dwelling –
 - a. Approximately 2,661 square feet per the Henderson County Appraisal District. Completely renovated and remodeled over the last 18 months. This four-bedroom, three-bath home has been masterfully updated and is in pristine condition. Features include pier and beam foundation and interior walls, new aerobic septic system, two wood-burning fireplaces, solid doors, crown molding, tankless hot water heater, new roof and completely updated kitchen with granite countertops and center work isle. This is a showplace.
 - b. Completely updated laundry room
 - c. Detached guest house/bunkhouse
 - d. New rock road
 - 2. Equipment Barns – Newly constructed equipment barns containing a total of approximately 16,200 square feet. Steel construction with dirt and concrete floors.
 - 3. Rustic older barn
 - 4. New game fencing and privacy fencing around much of the property

- B. Terrain -
 - 1. Soil - Sandy loam
 - 2. Rolling/Hilly/Flat – Rolling terrain with amazing vistas and natural flowing springs
 - 3. Wooded or Open – Approximately 80-85% open with majestic pines, oaks, hickories dotting the rolling landscape while providing awe-inspiring vistas.
 - 4. % in Production – Approximately 80% in coastal Bermuda grass pasture
- C. Road Frontage – Approximately 76.38’ of road frontage on CR 4712
- D. Water Source -
 - 1. Community Water – Community water is at the property, but property does not have a meter. Buyer is encouraged to consult with Virginia Hill Water Supply Inc. (903-675-7487) to verify availability if so desired.
 - 2. Lakes, Creek, Pond -
 - a. Three magnificent lakes all fed by constant running springs year-round, all nestled and surrounded by the native rolling hills of East Texas.
 - 1) Approximately 40 acres of lake surface area
 - b. One pond/small stock tank
 - c. Wilcox Aquifer well for drinking water
- E. Other Information -
 - 1. Utilities -
 - a. Electric – Trinity Valley Electric Co-op (972-932-2214)
 - b. Water – Private well
 - c. Telephone – CenturyLink (855-234-1903)
 - d. Sewer – Aerobic Septic System

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

- 2. Easements – Subject to all visible and apparent easements and any easements of record.
- 3. Restrictions – Subject to any restrictions of record and any visible and apparent easements.

V. TAXING AUTHORITIES AND TAXES:

- A. Henderson County
- B. Athens Independent School District
- C. LaPoynor Independent School District
- D. Total Estimated Annual Taxes – Approximately \$10,878.56 per year with exemptions and approximately \$41,136.86 without exemptions per the Henderson County Appraisal District

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 contact the Henderson County Appraisal District.

VI. MINERALS:

- A. Oil and Gas - Owner to reserve all oil, gas, and liquid hydrocarbons owned. Subject to Owners predecessors in title to all oil, gas and liquid hydrocarbons.
- B. Surface Minerals - Seller to convey 100% of all surface minerals owned. Surface minerals including but not limited to clay, lignite, iron ore, topsoil, sulphur or any mineral which if mined is done by surface mining operations.

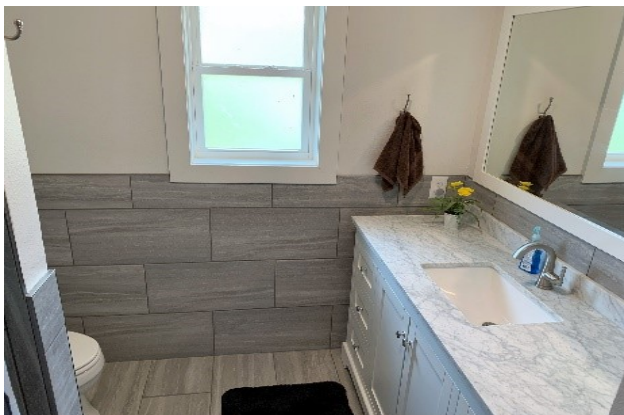
VII. REMARKS:

Fantastic East Texas hideaway with three spring-fed lakes complete with updated four bedroom, three bath home overlooking the lakes surrounded by rolling hills and fabulous views. Discover a different perspective!

This material is based upon information, which we, Steve Grant Real Estate LLC, considers reliable, but because third parties have supplied it, 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, changes of price or withdrawal without notice.













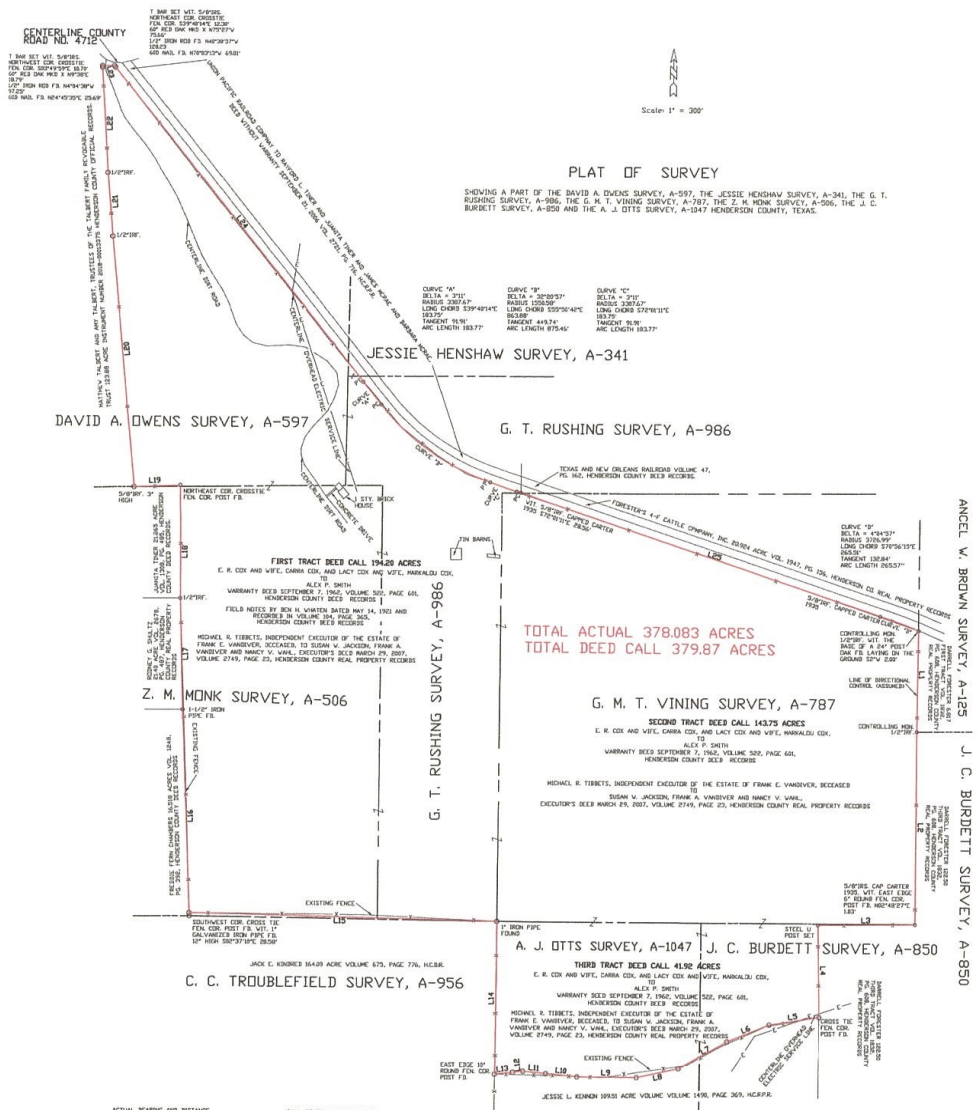












ACTUAL BEARING AND DISTANCE			CALL BEARING AND DISTANCE		
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 00°17'48" E	676.86 FT	L1	S 00°15'00" E	384.5 FT
L2	S 00°18'48" E	1212.48 FT	L2	N 89°25'00" W	525.00 FT
L3	S 00°16'30" E	623.80 FT	L3	S 0°25'00" E	661.89 FT
L4	S 01°14'43" E	585.98 FT	L4	S 81°30'00" E	414.00 FT
L5	S 81°30'00" E	527.88 FT	L5	S 62°00'00" E	573.00 FT
L6	S 68°09'44" E	294.98 FT	L6	S 80°00'00" E	320.68 FT
L7	S 61°27'00" E	256.74 FT	L7	N 87°30'00" E	360.00 FT
L8	S 71°56'00" E	277.62 FT	L8	N 75°00'00" E	350.00 FT
L9	N 89°38'48" E	387.63 FT	L9	N 86°30'00" E	150.59 FT
L10	N 84°42'00" E	284.32 FT	L10	N 84°42'42" E	150.59 FT
L11	N 84°42'42" E	150.59 FT	L11	N 84°42'42" E	150.59 FT
L12	S 83°36'00" E	66.84 FT	L12	N 01°13'23" E	961.24 FT
L13	S 83°39'14" E	108.83 FT	L13	N 00°13'23" E	199.83 FT
L14	N 00°13'23" E	961.24 FT	L14	N 01°49'00" E	972.29 FT
L15	N 00°13'23" E	199.83 FT	L15	WEST	691.89 FT
L16	N 32°27'32" E	1279.44 FT	L16	N 02°00'00" E	2687.50 FT
L17	N 01°01'25" E	782.40 FT	L17	WEST	291.67 FT
L18	N 20°26'51" E	788.93 FT	L18	N 01°30'00" E	2687.50 FT
L19	S 87°51'42" E	361.45 FT	L19	WEST	291.67 FT
L20	N 89°42'14" E	1283.75 FT	L20	N 01°30'00" E	2687.50 FT
L21	N 89°42'14" E	423.80 FT	L21	EAST	76.38 FT
L22	N 89°42'14" E	875.67 FT	L22	S 40°00'00" E	1944.44 FT
L23	S 89°13'54" E	76.38 FT	L23	S 71°30'00" E	2485.88 FT
L24	S 39°48'14" E	2571.79 FT			
L25	S 76°01'11" E	4498.26 FT			

SURVEYED IN DECEMBER 2020

Angel V. Brown

ANGEL V. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1505
TEXAS LICENSE SURVEYING FROM 141-1088-0000
1000 BELAIR DRIVE, ARLING, TEXAS 75711 903-675-7346

SURVEY FOR SOUTH FORT FRONTIERS, LTD
ATTORNEYS TITLE COMPANY OF 820-599-88

