

PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 46.589 ACRES & IMPROVEMENTS
LOCATED IN THE C. M. WALTERS SURVEY A-800
BEING OTHERWISE KNOWN AS
2300 LOOP 7
ATHENS, HENDERSON COUNTY, TEXAS 75751



Offered Exclusively By:
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- I. **LOCATION:** The subject property is located at 2300 Loop 7 in Athens.
- A. **Directions:** From Athens town square, take Hwy 31 West to Loop 7 and take a right (east).
Go approx. 3/4 mile and property is on the right.
- From Dallas, take Hwy 175 E to Athens, turn right onto Loop 7, go
approximately one mile and property is on the left.
- B. **Latitude:** 32.2027
Longitude: -95.9059
- II. **ASKING PRICE:** See website for pricing.
- III. **FINANCING INFORMATION:**
- A. Existing—None
- B. Terms—
1. Cash
 2. Conventional
- IV. **PROPERTY DESCRIPTION:**
- A. Improvements—
1. Screened-in cedar framed building overlooking the approximate 10+ acre spring-fed lake
 2. Property is partially fenced with barbwire perimeter fence.
- B. Terrain —
1. Sandy loam soil
 2. Gentle rolling with hardwoods
 3. Mostly wooded
 4. % in Production – None
 5. Road Frontage—Approximately 1,490.85' on Loop 7 per existing survey
- C. Water Source—
1. Community water is in the area.
 2. Prolific approximate 10+ acre spring-fed lake expands the entire depth of the property. Surrounded by rolling hills with many ideal home locations.
- D. Other Information—
1. Utilities—
 - a. Electric—Oncor (888-313-6862)
 - b. Telephone—CenturyLink (800-788-3500)
 - c. Sewer—Septic system is required
 - d. Water—City of Athens is located on west side of Loop 7. Contact the City of Athens for details.
 - e. Gas—None
 - f. Internet—Dish Network
- *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 AUTHORITY AND TAXES:

- A. Henderson County
- B. Athens Independent School District
- C. City of Athens
- D. Total Estimated Taxes—Approximately \$328.54 with 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 consult the Henderson County Appraisal District.

VI. MINERALS:

- A. Oil and Gas 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, sulfur or any mineral which if mined is done by surface mining operations.

VII. REMARKS:

A rare find combining convenience, easily accessible location and a fabulous spring-fed lake with high water to land ratio. This is an unbelievable setting!

To view a drone video of this property, please visit our website at www.stevegrant.com or you may visit the following YouTube link – <https://youtu.be/7KMMoWko8Tk> .

***** 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.***













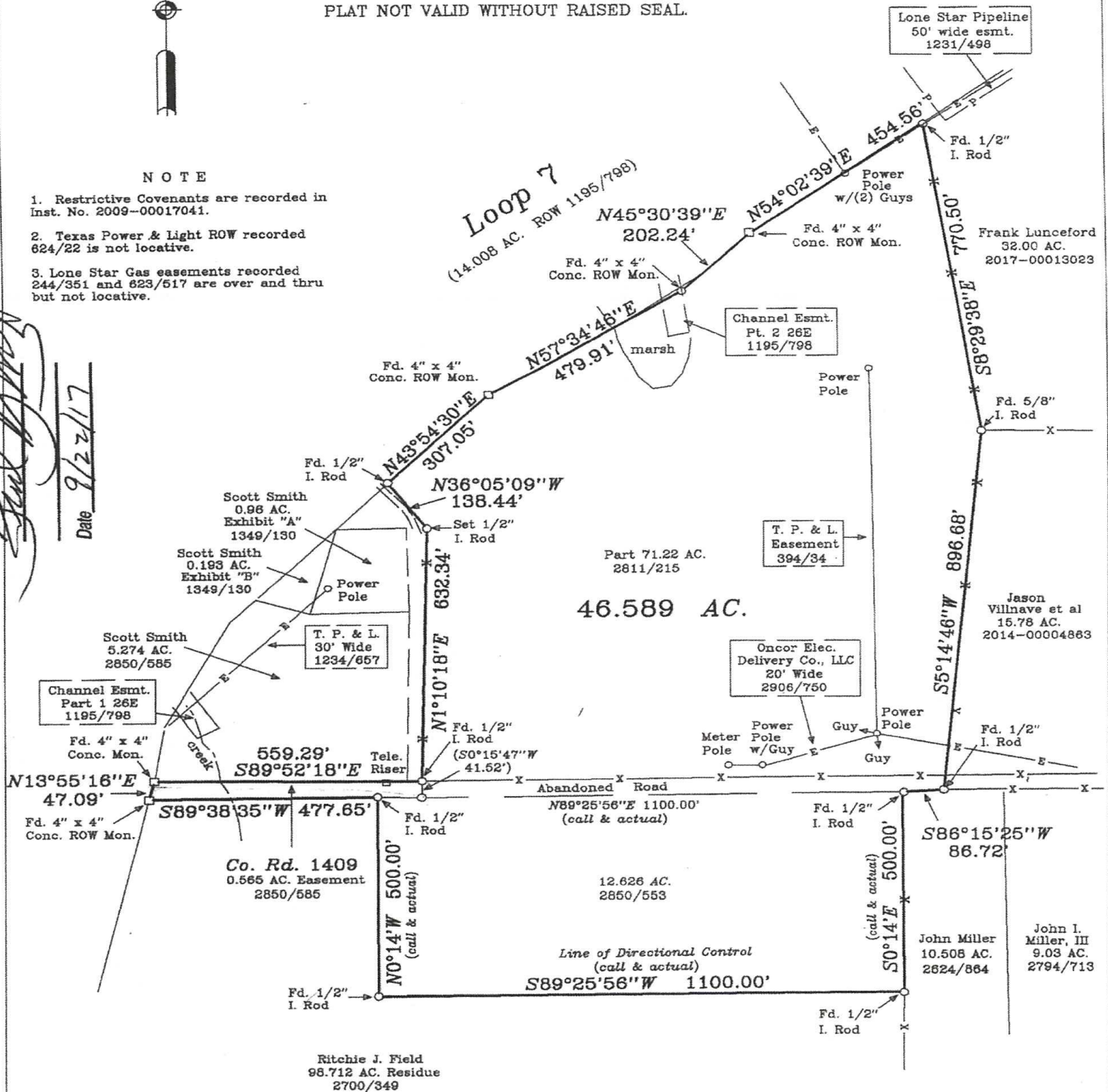


THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION AND IS CERTIFIED FOR THIS TRANSACTION ONLY.
PLAT NOT VALID WITHOUT RAISED SEAL.

NOTE

1. Restrictive Covenants are recorded in Inst. No. 2009-00017041.
2. Texas Power & Light ROW recorded 624/22 is not locative.
3. Lone Star Gas easements recorded 244/351 and 623/517 are over and thru but not locative.

accepted by purchasers
[Signature]
Date 9/22/17



FIELD NOTES ACCOMPANY THIS PLAT

SCALE = 1" = 300'

I, Jack L. Ward, R.P.L.S. No. 1496, declare that the plat shown hereon represents the results of an on the ground survey made under my direction and supervision August 23, 2017 and this survey complies with the Texas Board of Professional Land Surveyors Standards effective September 1992.

Also this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 1 Survey. This survey was performed and partially relies on the information furnished under Schedule B only in the transaction in P. F. No. 17-519-DD of Attorney's Title Company.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

SURVEY - C. M. WALTERS LEAGUE A-800

2850/553 AND

DESCRIPTION - PART 2811/215

COUNTY - HENDERSON

SURVEY FOR - FIRST CAT CONSTRUCTION LLC.



