

**PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 65.33 ACRES
LOCATED IN THE B. C. WALTERS SURVEY A-797
LOCATED ON LOOP 7
ATHENS, HENDERSON COUNTY, TEXAS 75751**



**STEVE GRANT
REAL ESTATE LLC**

Offered Exclusively By:
STEVE GRANT REAL ESTATE LLC
STEVE GRANT, LISTING BROKER
406 East Corsicana Street | P.O. Box 350
Athens, Texas 75751
(903)675-3503 - Office (903)677-7825 - Cell
Website - www.SteveGrant.com
Email - SteveGrant@SteveGrant.com

**GENERAL INFORMATION ON:
APPROXIMATELY 65.33 ACRES
LOCATED IN THE B. C. WALTERS SURVEY A-797
LOCATED ON LOOP 7
ATHENS, HENDERSON COUNTY, TEXAS 75751**

LOCATION: The subject property is located on the south side of Loop 7 in Athens, beginning at the southwest corner of the intersection of Texas Highway 19 and Loop 7.

Directions: From Athens square, go north on Texas Highway 19 to Loop 7. Turn left (west) and property is on the left.

Latitude: 32.224795

Longitude: -95.85793

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

III. **FINANCING INFORMATION:**

- A. Existing—Treat as clear
- B. Terms—
 - 1. Cash
 - 2. Third-Party Financing

IV. **PROPERTY DESCRIPTION:**

- A. Improvement—The property is fenced and cross-fenced with barbwire fencing.
- B. Terrain—
 - 1. Soil—Sandy loam soil
 - 2. Rolling/Hilly/Flat—Rolling
 - 3. Open or Wooded—Approximately 75% open in improved pasture and approximately 25% wooded
 - 4. % in Production—None
- C. Road Frontage— Approximately 3,125' of road frontage
 - 1. Approximately 3,040' of road frontage on Loop 7 and Loop 7 frontage road.
 - 2. Approximately 85' of road frontage on Texas Highway 19 (aka North Palestine Street)

**Note: The Texas Department of Transportation (TxDOT) has to approve access to property from Texas Highway 19 (aka North Palestine Street). See Broker for details.*

- D. Water Source—
 - 1. City of Athens is in the area.
 - 2. Lake, Creek, Pond—The property has one small pond.

V. **OTHER INFORMATION:**

- A. Utilities Available—
 - 1. Electric—Oncor ((888-313-6862)
 - 2. Water—City of Athens at property (903-677-6621)

3. Internet—Dish Network (800-333-3474)
4. Telephone—CenturyLink (877-862-9343)
5. Natural Gas—None available.
6. Sewer—Septic system required.

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

- B. Restrictions—Subject to any restrictions of record.
- C. Easements—Subject to any visible and apparent easements and any easements of record including, but not limited to two electrical transmission lines.
- D. Zoning—
 1. Approximately 57.53 acres located within the city limits—Zoned “PD”, Planned Development
 2. Approximately 7.8 acres located adjacent to the city limits—Classified as “Agricultural” by the Henderson County Appraisal District
- E. Traffic Count—Approximately 15,355 per day per the Texas Department of Transportation (TxDOT)

VI. TAXES AND TAXING AUTHORITIES:

- A. Henderson County
- B. Athens Independent School District
- C. Estimated Taxes—Approximately \$191.94 per year with exemptions or approximately \$9,325.15 per year without exemptions per the Henderson County Appraisal District

****Note: Property currently has a agricultural exemption on the property. All Purchasers must file an application with the Henderson County Appraisal District to continue exemption. Exemption is subject to the approval of the Henderson County Appraisal District.***

VII. 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 with the right of ingress and egress to explore for same.
- B. Surface Minerals—100% of surface minerals owned by to be conveyed. Surface minerals include but not limited to clay, lignite, iron ore, top soil, sulphur or any minerals which if mined is done by surface mining operations.

VIII. REMARKS:

Great location for possible commercial, residential or agricultural/recreational use. Rolling terrain and great views!

The property currently has an ag lease on the property. Please keep gates closed while on the property and when leaving the premises.

*****Note: This material is based upon information which we, Steve Grant Real Estate LLC, 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.***

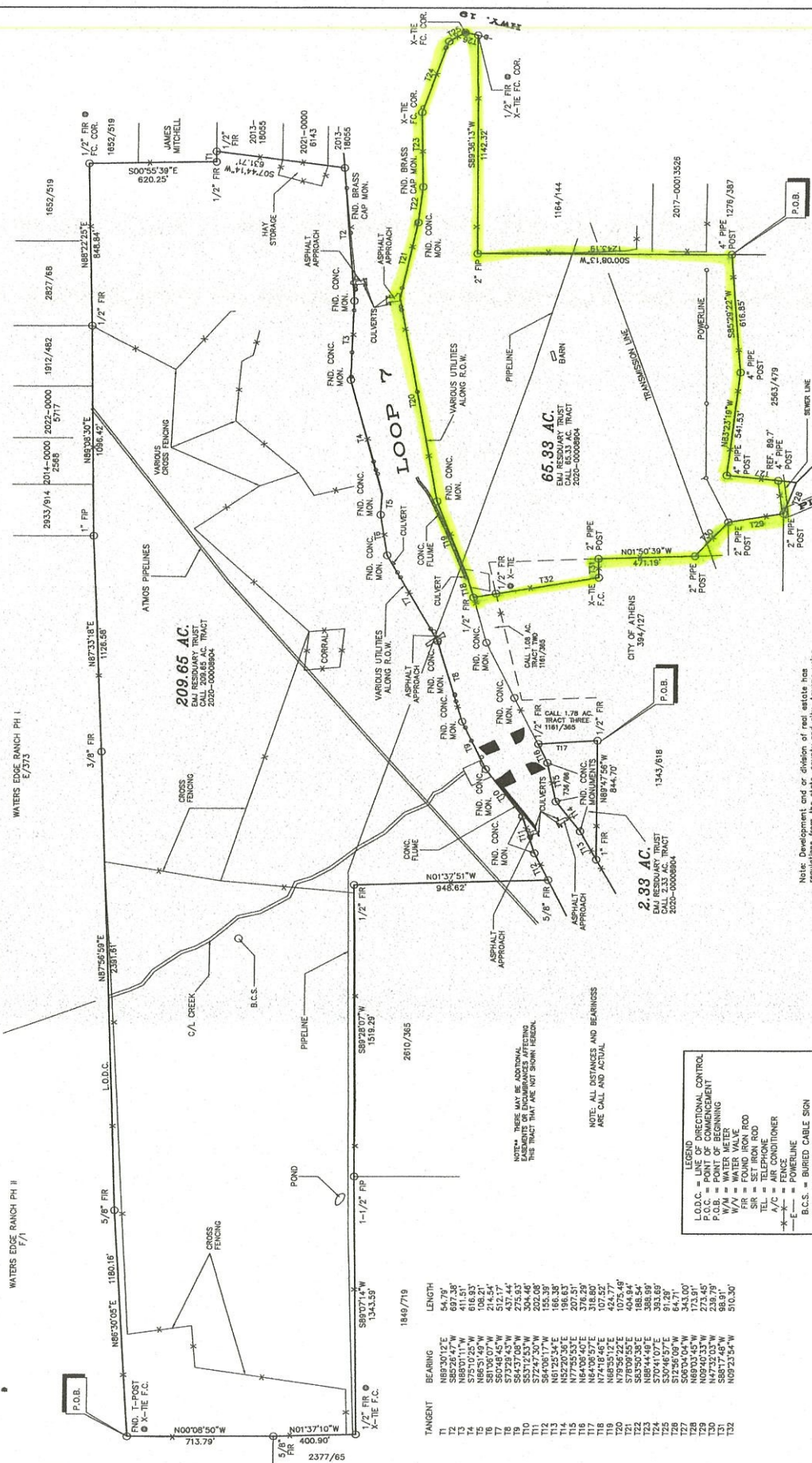




WATERS EDGE RANCH PH II
F/1

WATERS EDGE RANCH PH I
E/375

Line of Directional Control
based upon GPS observations
from 83, State Plane Zone 8,
Zone 6801, FIPS 4802,
North-North Central



Note: Development and/or division of real estate has
regulations from the state, county and city. Anyone using
this survey to develop and/or divide land should consult
the applicable laws and regulations that apply.
Failure to do so could result in legal action being taken.

NOTE: THIS SURVEY WAS PREPARED WITHOUT
CONSIDERATION OF ANY PREVIOUS SURVEYS
UNLESS SPECIFICALLY NOTED OTHERWISE.
THE TRACT THAT ARE NOT SHOWN HEREON.

TAKEN	BEARING	LENGTH
T1	N89°30'12"E	54.78'
T2	S80°26'47"W	697.38'
T3	N11°51'11"E	111.51'
T4	S75°10'25"W	81.93'
T5	N68°31'49"W	198.31'
T6	S81°06'07"W	214.54'
T7	S73°28'43"W	437.44'
T8	S84°37'08"W	275.93'
T9	S72°45'33"W	304.48'
T10	S72°45'33"W	304.48'
T11	S64°05'17"W	155.39'
T12	N61°25'34"E	186.38'
T13	N61°25'34"E	186.38'
T14	N61°25'34"E	186.38'
T15	N77°35'35"E	207.51'
T16	N64°08'40"E	376.29'
T17	N64°08'57"E	318.60'
T18	N64°08'57"E	318.60'
T19	N68°35'12"E	424.77'
T20	N79°56'22"E	1075.48'
T21	S78°09'35"E	404.84'
T22	S78°09'35"E	404.84'
T23	N68°44'48"E	388.99'
T24	S70°41'07"E	383.69'
T25	S70°41'07"E	383.69'
T26	N68°44'48"E	388.99'
T27	S68°04'04"W	343.00'
T28	N68°03'45"W	173.91'
T29	N68°03'45"W	173.91'
T30	N47°32'03"W	239.79'
T31	S88°17'48"W	98.91'
T32	N09°23'54"W	510.30'

NOTE: THERE MAY BE ADDITIONAL
SURVEY POINTS THAT ARE NOT SHOWN HEREON.

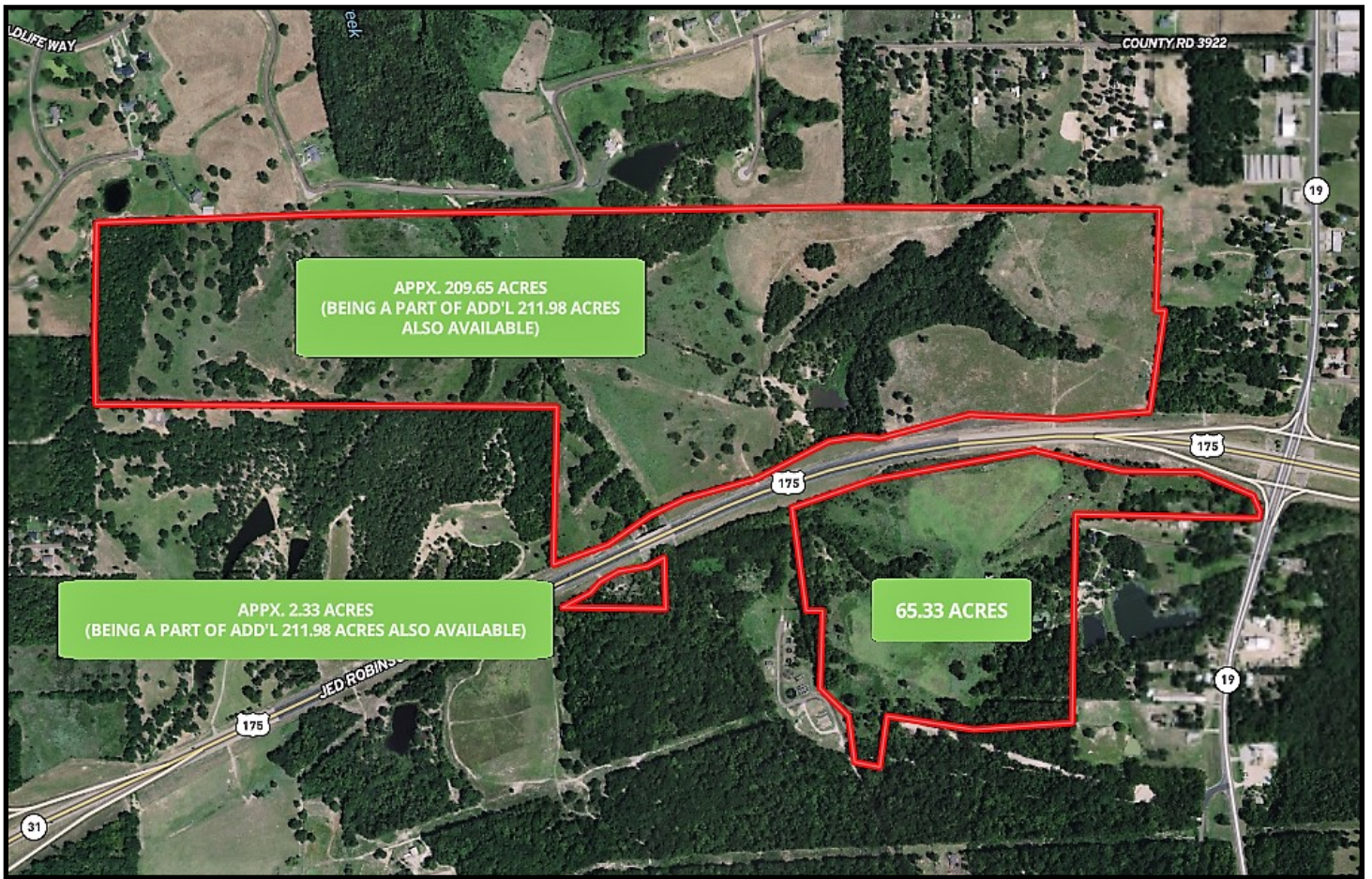
NOTE: ALL DISTANCES AND BEARINGS
ARE CALL AND ACTUAL

LEGEND
L.O.D.C. = LINE OF DIRECTIONAL CONTROL
P.O.C. = POINT OF COMMENCEMENT
W/V = WATER VALVE
W/F = WATER FENCE
FR = FOUND IRON ROD
TEL = TELEPHONE
A/C = AIR CONDITIONER
F = FENCE
P = POWERLINE
B.C.S. = BURIED CABLE SIGN
MON = MONUMENT
CONC. = CONCRETE

SCALE: 1" = 300'
COUNTY: HENDERSON
SHEAR SURVEYING ASSOCIATES
108 W. TYLER ST.
ATLANTA, GA 30309
800-432-7670
THIS SURVEY WAS PREPARED WITHOUT
CONSIDERATION OF ANY PREVIOUS SURVEYS
UNLESS SPECIFICALLY NOTED OTHERWISE.
THE TRACT THAT ARE NOT SHOWN HEREON.

1. Mark Ferrell, Registered Professional Land Surveyor #373, do hereby
certify that this is a true and correct copy of the original survey and
the results of an on the ground survey made under my direction and
This the 14th day of APRIL, 2022.
Mark Ferrell
Registered Professional Land Surveyor
#373





Aerial View (Top) — Subject Property (65.33 Acres) and Additional 6211.98 Acres Also Available.

Aerial View (Below) - Subject Property (65.33 Acres) Only.



