

**PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 99.891 ACRES
LOCATED IN THE S. MOSS SURVEY A-477
ON HIGHWAY 59
ATHENS, HENDERSON COUNTY, TEXAS 75751**



APPROXIMATELY 99.891 ACRES



Located south of Athens the rustic rolling hills and native foliage of this 99.891 acre tract exhibits a plethora of natural beauty which is accented by multiple elevation changes, wet weather creek and natural springs as well as abundant wildlife to create a unmistakable gift of nature.

Only a short drive from Athens and within a short drive of the Dallas/Ft. Worth Metroplex and Tyler, this diverse retreat delivers untouchable beauty and charm.

Meander through the vast hillside to build your special getaway overlooking the splendor of East Texas.



**GENERAL INFORMATION ON:
APPROXIMATELY 99.891 ACRES
LOCATED IN THE S. MOSS SURVEY A-477
LOCATED ON HIGHWAY 59
ATHENS, HENDERSON COUNTY, TEXAS 75752**

I. **LOCATION:** The subject property is located approximately 1.5 miles south of the intersection of Loop 7 and Highway 59 on the east side of Highway 59.

Directions: From Athens, take Highway 59 south towards Crossroads. The subject property is on the left just south of the entrance to the Wagontree Addition. Look for signs.

Latitude: 32.1396400000000000

Longitude: -95.887429999999995

II. **ASKING PRICE:** See website for asking price.

III. **FINANCING INFORMATION:**

A. Existing—Treat as clear

B. Terms—

1. Cash
2. Third-Party Financing

IV. **PROPERTY DESCRIPTION:**

A. Improvements—None. The property's perimeter is fenced with barbwire fencing.

B. Terrain—

1. Soil—Sandy loam soil with iron ore and clay outcroppings in different areas of the property.
2. Rolling/Hilly/Flat—Rolling terrain with multiple elevation changes adding character and charm
3. Wooded or Open—Approximately 95% wooded with open areas having scattered trees

C. Road Frontage—Approximately 1,830' of road frontage on Highway 59

D. Water Source—

1. Community Water—In area, but not at property
2. Lake, Creek, Pond—Live wet weather creeks and topography changes create a potential lake or pond site.

****Note: Owner nor Broker warrant a possible lake or pond site. Any prospective Buyer is advised to consult an engineer or an Agriculture Extension Service of Henderson County for more information.***

E. Other Information—

1. Easements—

- a. Atmos Gas pipeline was observed at the property line on Highway 59
- b. Tarrant Regional Water District easement and right-of-way. *For estimated location of easement see last page of this information brochure.
- c. Subject to any visible and apparent easements as well as any easements of record.

2. Restrictions—Subject to any restrictions of record.

3. Zoning—

- a. Property is located outside the corporate city limits of Athens.
- b. No zoning is in place at this time.

- c. The property is subject to all rules for development as set forth by the County of Henderson and any other governmental authorities.

V. UTILITIES AVAILABLE:

- A. Electric—Trinity Valley Electric Co-op (972-932-2214)
- B. Water—Water well required.
- C. Internet—Dish Network (800-333-3474)
- D. Telephone—Brightspeed (844-595-0525)
- E. Natural Gas—None available.
- F. Sewer—Septic system required.

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

VI. TAXES AND TAXING AUTHORITIES:

- A. Henderson County
- B. Crossroads Independent School District
- C. Estimated Taxes—Approximately \$8,082.08 per year without exemptions per the Henderson County Appraisal District.

****Note: There are currently no exemptions on the property. 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.***

VII. MINERALS:

- A. Oil and Gas and Other Minerals - Owner to reserve all oil, gas and liquid hydrocarbons subject to Seller's predecessors in title to same.
- B. Surface Minerals - Buyer to receive at closing 100% (all) surface minerals owned free from any existing lease. Surface minerals include, but not limited to clay, lignite, iron ore, top soil, sulphur or any mineral which if mined is done by surface mining operations.

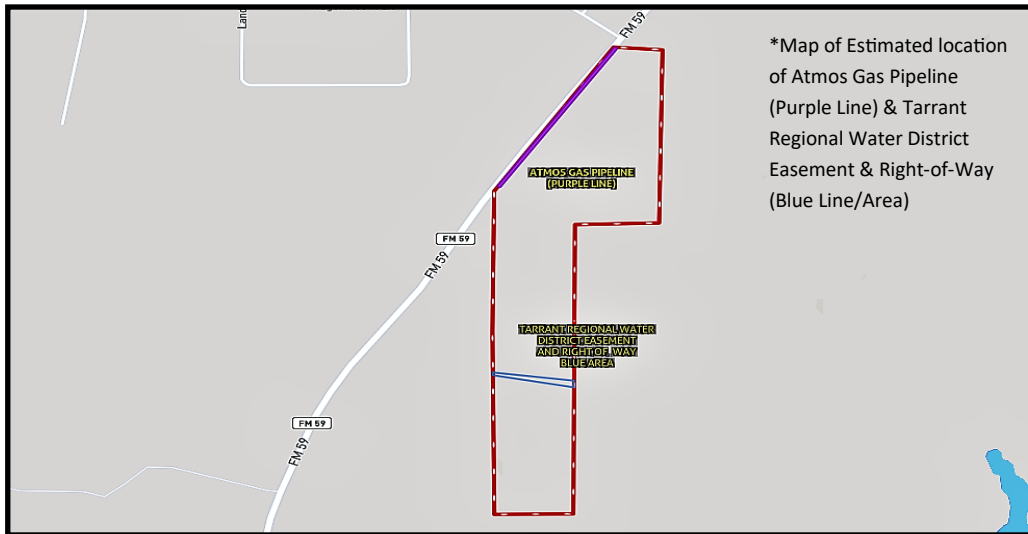
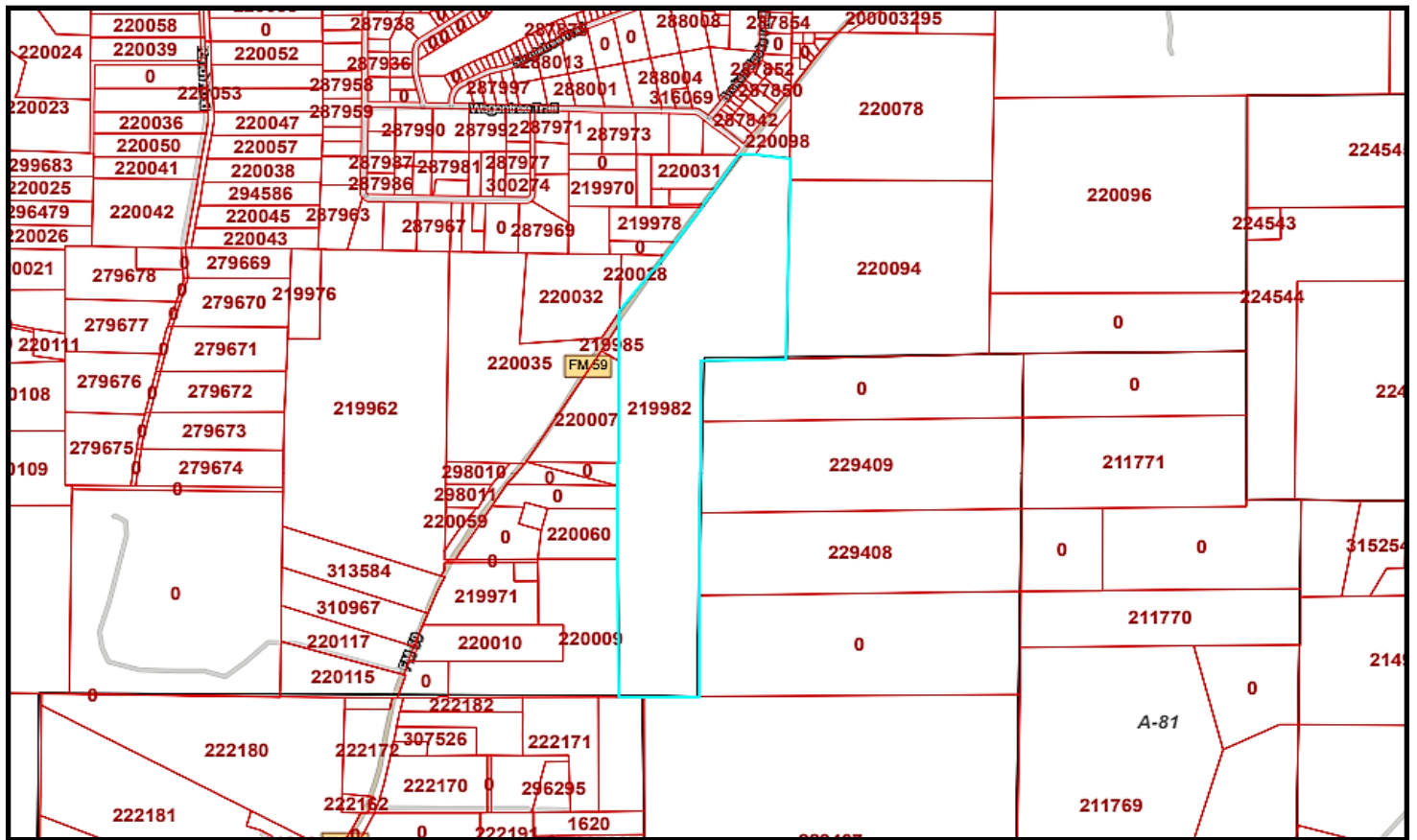
VIII. REMARKS:

Beautiful rustic terrain with much potential to enjoy nature, wildlife or possible future weekend retreat.

*****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.***







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