

**PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 6.31 ACRES AND IMPROVEMENTS
LOCATED IN THE L. SMITH SURVEY A-827
480 VZ CR 4304
BEN WHEELER, VAN ZANDT COUNTY, TEXAS**



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I. Location: 480 VZ CR 4304, Ben Wheeler, TX 75754

Directions: From Athens take Hwy 19 North to Walton, turn right on FM 1861, follow FM 1861 to FM 2339 intersection then continue north on FM 1861 approximately 1 mile to VZ CR 4304, turn right & home is on left.

II. Asking Price: \$

III. Financing Information:

A. Existing - Treat as clear

B. Terms:

1. Cash

2. Third Party Financing

IV. Property Description:

A. Improvements:

1. Main Dwelling

a. Approximately 2,026 sq. ft. (per VZCAD)

b. 4 bedrooms, 2 baths

c. Brick, frame exterior & composition roof

d. Slab foundation & central electrical HVAC

e. Living/Dining/Kitchen combo

f. 4th bedroom has loft area

g. State of the art modern features such as touchscreen mirrors - color can be changed or dimmed as well as the instant defogger on command. This smart home can be ran from a smart phone or tablet, no matter where you are.

h. Fireplace behind the master bath tub and shower has 5 shower heads with rainfall shower head from the ceiling

i. Gas log fireplace in living area

j. Cosmo commercial gas range and oven

k. Rinnai gas tankless water heater

l. Huge attic that stays cool like living space, spray foam insulated through out

m. Large laundry room and pantry

- B. Terrain-
 - 1. Soil - Sandy, loamy, gray land
 - 2. Rolling
- C. Road Frontage - 1,000'
- D. Water sources -
 - 1. Stocked pond

Easements - Subject to all visible & apparent easements & any easements of record.

Restrictions - Subject to any restrictions of record

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

V. Taxing Authorities and Taxes:

- A. Van Zandt County Road and General
- B. Martin's Mill Independent School District
- C. Total Taxes: Approximately \$6,282 per year, per Van Zandt 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 Van Zandt County Appraisal District. Exemptions may apply.*

VI. Minerals:

- A. Oil and Gas - None go with sale. Owner to reserve all oil, gas, and liquid hydrocarbons owned. Subject to owner 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, top soil, sulphur or any mineral which if mined is done by surface mining operations.

VII. Easements:

- A. Oil and gas easements and any other visible and apparent easements.

***Note:** *This material is based upon information, which we consider 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.*









