

**PROPERTY INFORMATION BROCHURE ON:  
APPROXIMATELY 98 ACRES, MORE OR LESS  
LOCATED IN THE S. EDMONDSON SURVEY A-260  
BEING OTHERWISE KNOWN AS  
TBD US HWY 287  
CAYUGA, HENDERSON COUNTY, TEXAS 75832**



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- I. **LOCATION:** The subject property is located in the community of Cayuga.
- A. Directions—Go south of Athens on FM 59 past Cross Roads to Cayuga. Turn right on Highway 287, go approximately 1/2 mile and the property is on the right. Look for a sign.
- B. GPS Coordinates—
1. Latitude: 31.957849
  2. Longitude: -95.979964
- II. **ASKING PRICE:** See website for pricing.
- III. **FINANCING INFORMATION:**
- A. Existing—Clear
- B. Terms—
1. Cash
  2. Conventional
- IV. **PROPERTY DESCRIPTION:**
- A. Improvements—None. Land only (property perimeter is fenced.)
- B. Terrain—
1. Soil—Sandy loam soil
  2. Rolling/Hilly/Flat—Gently rolling
  3. Wooded or Open—Approximately 98% open
  4. % in Production – Property currently has a agriculture exemption. See tax section.
  5. Road Frontage—Approximately 1,355' on US Hwy 287
- C. Water Source—
1. Community Water—Bethel Ash Water Supply Corporation is in the area, but not at the property.
  2. Lake, Creek, Pond—One pond.
- D. Other Information—
1. Utilities—
    - a. Electric—TXU (855-752-0086)
    - b. Sewer—Septic system is required.
    - d. Water—Bethel Water in area, but not on property.
    - e. Telephone and Internet—Unknown.
  2. Easements—
    - a. Unknown Circumference.
    - b. Subject to all visible and apparent easements and any easements of record.

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



3. Restrictions—
  - a. No known restriction.
  - b. Subject to any restrictions of record.

V. **TAXING AUTHORITY AND TAXES:**

- A. Anderson County
- B. Cayuga Independent School District
- C. Total Estimated Taxes—Approximately \$1,624.70 per year with exemptions per the Anderson 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 Anderson 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:**

Picturesque expanse of land spanning 98+/- acres with a tranquil 2-3 acre pond.

***\*\* 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. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at [www.stevegrant.com](http://www.stevegrant.com).***





















