

**PROPERTY INFORMATION BROCHURE ON:**

***“SURROUND YOURSELF WITH  
THE HILLS OF ATHENS”***

**LOCATED IN THE THOMAS PARMER SURVEY A-782**

**LOCATED ON CR 1503, CR 1500, AND FM 2494**

**ATHENS, HENDERSON COUNTY, TEXAS 75751**





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The rolling hills of Athens, Texas create a magnificent backdrop for a casual, rustic getaway. The majestic elevation changes, natural spring-fed waters, beautiful foliage and a variety of wildlife paint an unforgettable picture.

Several various acreage tracts totaling approximately 148.715 acres as well as a 25.527 acre tract are available. These tracts stand out and combine all the ingredients referenced above to celebrate where East Texas begins!

Carefully planned restrictions ensure the ambiance of this acreage community and its adjoining property allowing them to maintain their natural beauty.

Only a short drive from the Dallas-Ft. Worth Metroplex, but a million miles away from the hustle and bustle of big city living, this property is a picture-perfect definition of a legacy go to retreat.

I. **LOCATION:** The subject property is located southwest of the City of Athens on Henderson County Road 1503.

Directions: From downtown Athens, take Valle Vista Drive (aka FM 2494) approximately three miles and turn right on Henderson County Road 1503. Go approximately  $\frac{3}{4}$  of a mile and entry to the property is on the right.

GPS Coordinates: Latitude: 32.190910000000002  
Longitude: -95.885890000000003

II. **ASKING PRICE:** See price list included herein.

III. **FINANCING INFORMATION:**

- A. Existing – Treat as clear.
- B. Terms -
  - 1. Cash
  - 2. Conventional

IV. **PROPERTY DESCRIPTION:**

- A. **117 ACRES** – 6.5-acre lake, spring creek, 95% wooded with approximately 1,600' of road frontage on CR 1500 and approximately 2,500' on the Hills Drive - **SOLD**
- B. **25.527 ACRES** – Walnut Creek along north boundary line, 65% wooded with large trees, marsh, beautiful home site, abundant wildlife and approximately 2,500' of road frontage on CR 1500
- C. **76.181 ACRES** – Live springs, Walnut Creek, lake site, duck marsh, 95% wooded with approximately 300 of road frontage on CR 1500 and approximately 1,140' on the Hills Drive - **SOLD**
- D. **40.443 ACRES** – Live springs, Walnut Creek, pond site, 100% wooded with approximately 240' of road frontage on FM 2494 (aka Valle Vista) and approximately 30' on the Hills Drive
- E. **25.603 ACRES** – Live springs, pond site, 100% wooded with approximately 120' of road frontage on FM 2494 (aka Valle Vista) and approximately 60' on the Hills Drive
- F. **45.694 ACRES** – Spring creek, 70% wooded with approximately 120' of road frontage on FM 2494 (aka Valle Vista) and approximately 720' on the Hills Drive
- G. **36.975 ACRES** – Spring creek, 95% wooded with approximately 120' of road frontage on FM 2494 (aka Valle Vista) and approximately 3,200' on the Hills Drive
- H. **5 ACRES** – 100% wooded - **SOLD**
- I. **5 ACRES** – 100% wooded - **SOLD**
- J. **5 ACRES** – 100% wooded – **SOLD**
- K. **148.715 ACRES (This combines Tracts C, D, E, F, & G)** – This tract combines all the features of the tracts listed above.

***INDIVIDUAL INFORMATION BROCHURES AND RESTRICTIVE COVENANTS FOR EACH TRACT ARE AVAILABLE UPON REQUEST.***

V. **OTHER INFORMATION:**

- A. Utilities –
  - 1. Electric – Oncor (903-498-3084)
  - 2.. Telephone – CenturyLink (800-788-3500)
  - 3. Sewer – Septic system required
  - 4. Water – Water well required
  - 5. Gas – None at site. Propane gas service is available.

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

- B. Easements –
  - 1. Subject to all visible and apparent easements and any easements of record.
  - 2. Subject to an Oncor electric easement
  - 3. Subject to a private access road easement, where applicable
- C. Restrictions – Subject to any restrictions of record. A copy of the restrictions can be provided for review upon request.
- D. Zoning – Property is not zoned and is not located within a municipality.

#### VI. TAXING AUTHORITY AND TAXES:

- A. Henderson County
- B. Athens Independent School District
- C. Estimated Taxes – Approximately \$18.91 per acre per year with exemptions or \$70.00 per acre per year without exemptions per the Henderson County Appraisal District.
  - 1. **TRACT A – SOLD**
  - 2. **TRACT B** – Approximately \$1,787 per year without exemptions
  - 3. **TRACT C – SOLD**
  - 4. **TRACT D** – Approximately \$764.77 per year with exemptions
  - 5. **TRACT E** – Approximately \$484.15 per year with exemptions
  - 6. **TRACT F** – Approximately \$864.07 per year with exemptions
  - 7. **TRACT G** – Approximately \$699.19 per year with exemptions
  - 8. **TRACTS H, I, and J – SOLD**
  - 9. **TRACT K** – Approximately \$2,812.35 per year with exemptions

*\*Note: The 148.715 acre property currently has a recreational, park and scenic exemption in place. The 25.527 acre property does not have a recreational, park and scenic exemption at this time.*

*\*\*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.*

#### VII. MINERALS:

- A. Oil, Gas, and Other Minerals – Owner to reserve all oil, gas and other minerals owned subject to 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.

#### VIII. REMARKS:

An East Texas paradise located approximately one mile from the Athens City limits. To view a drone video of this property, please visit our website at [www.stevegrant.com](http://www.stevegrant.com) or go to <https://youtu.be/q-mxWfDdwqA>.

Tract sizes can vary upon request.

Steve Grant, Drew Douglas, and Nick Grant are Licensed Real Estate Brokers in the State of Texas and have an ownership interest in this offering.



***\*\* 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.***

















## PRICE LIST

**TRACT A** - 117 Acres - **SOLD**  
**TRACT B** - 25.527 Acres - See website.  
**TRACT C** - 76.181 Acres - **SOLD**  
**TRACT D** - 40.443 Acres - See website.  
**TRACT E** - 25.603 Acres - See website.  
**TRACT F** - 45.694 Acres - See website.

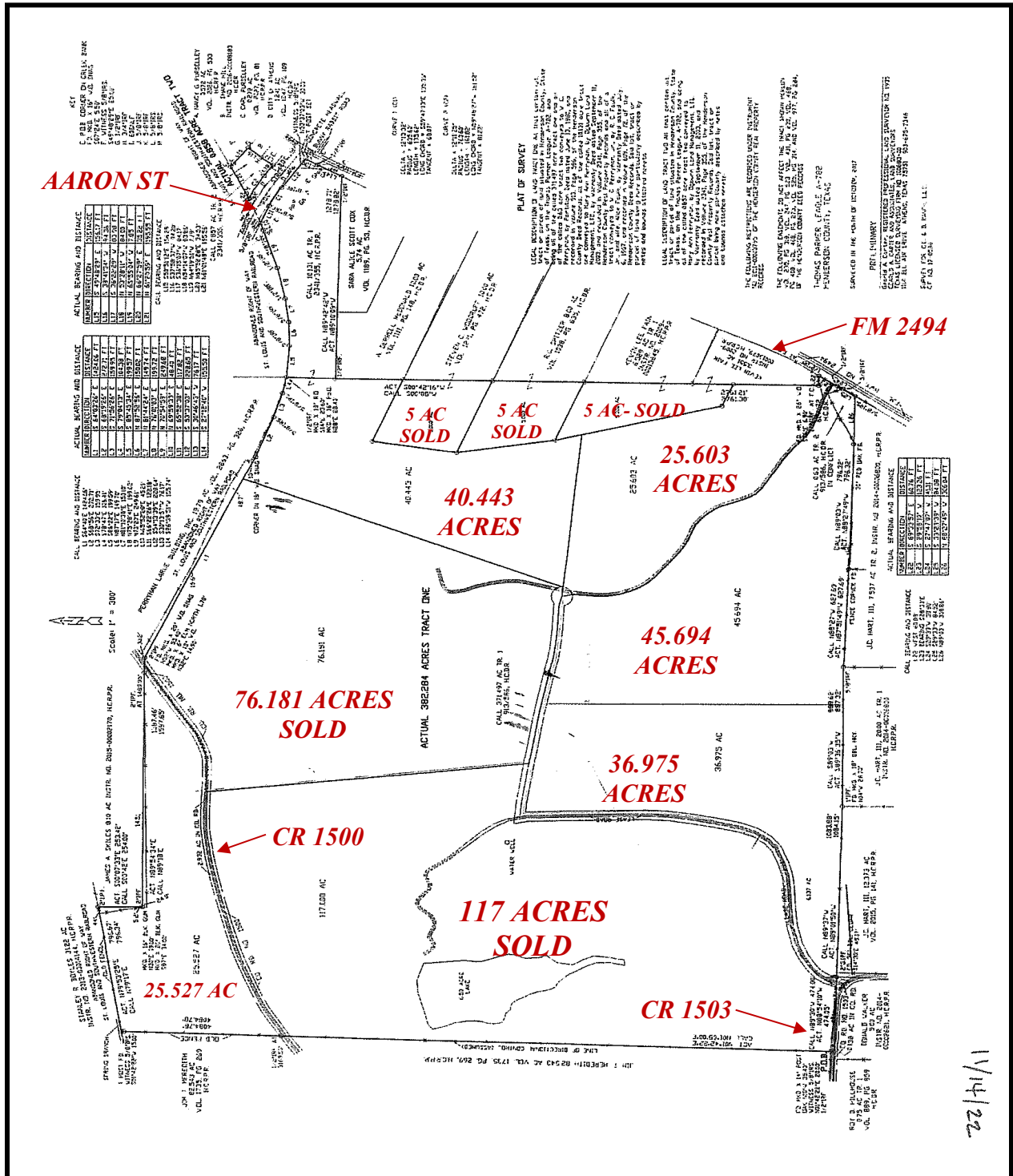
**TRACT G - 36.975 Acres - See website.**

**TRACT H - 5 Acres      -      SOLD**

**TRACT I - 5 Acres      -      SOLD**

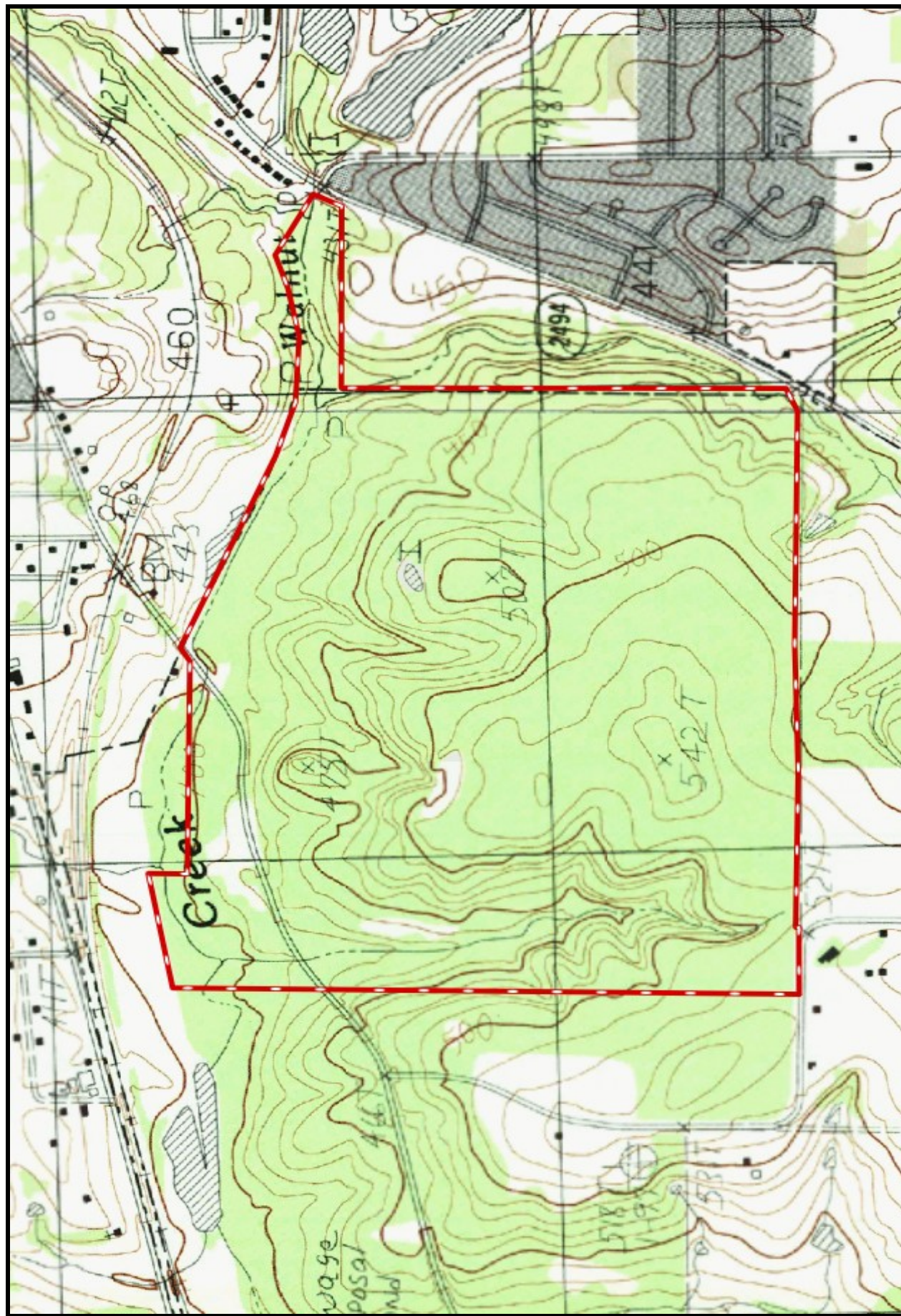
**TRACT J - 5 Acres - SOLD**

**TRACT K - 148.715 Ac - See website.**



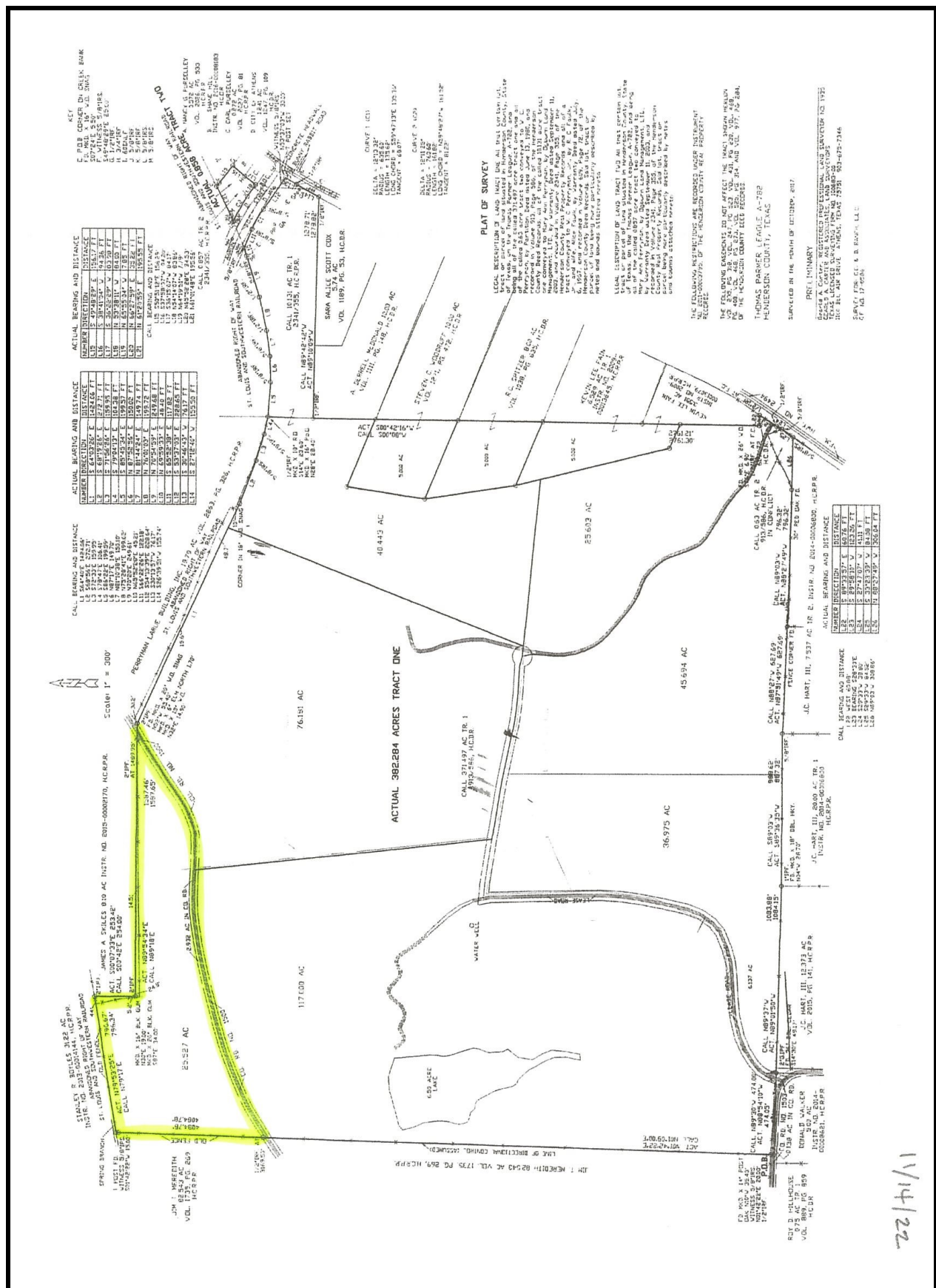






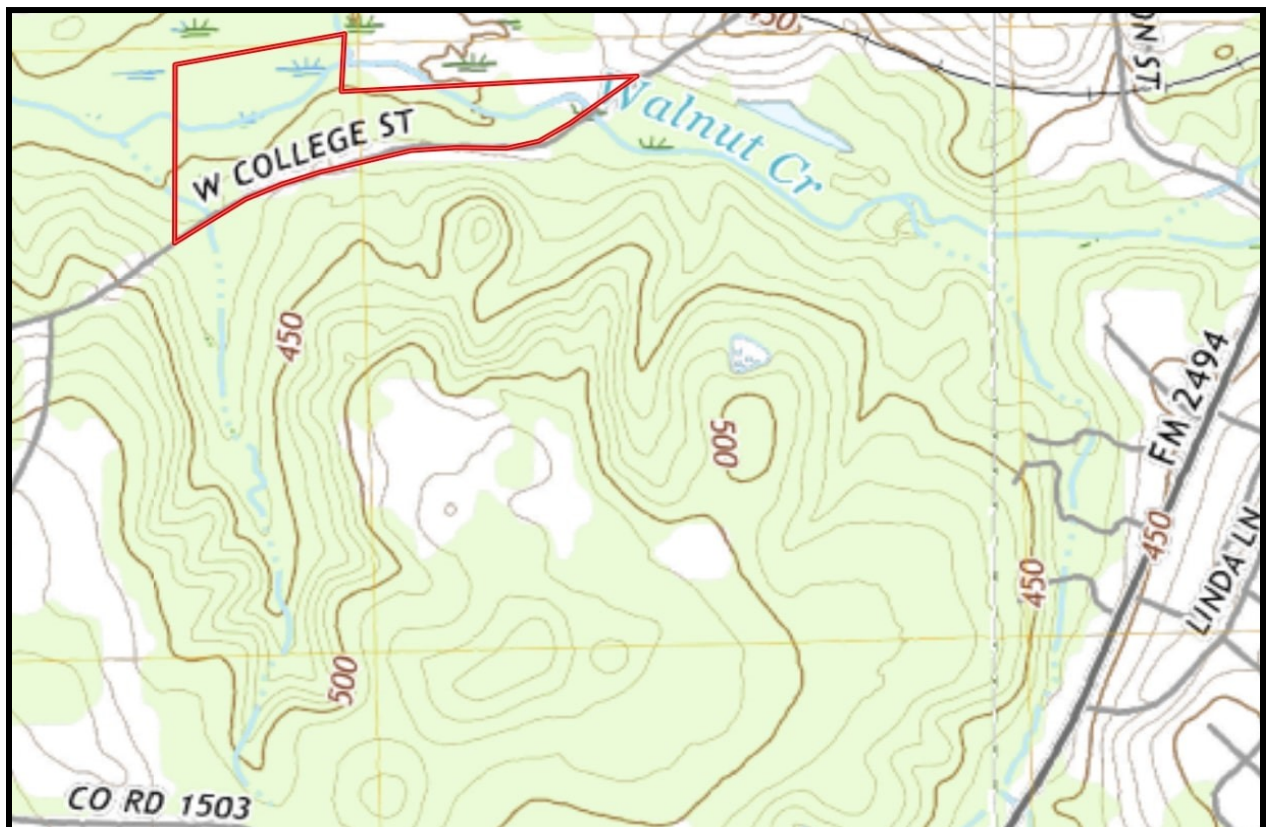


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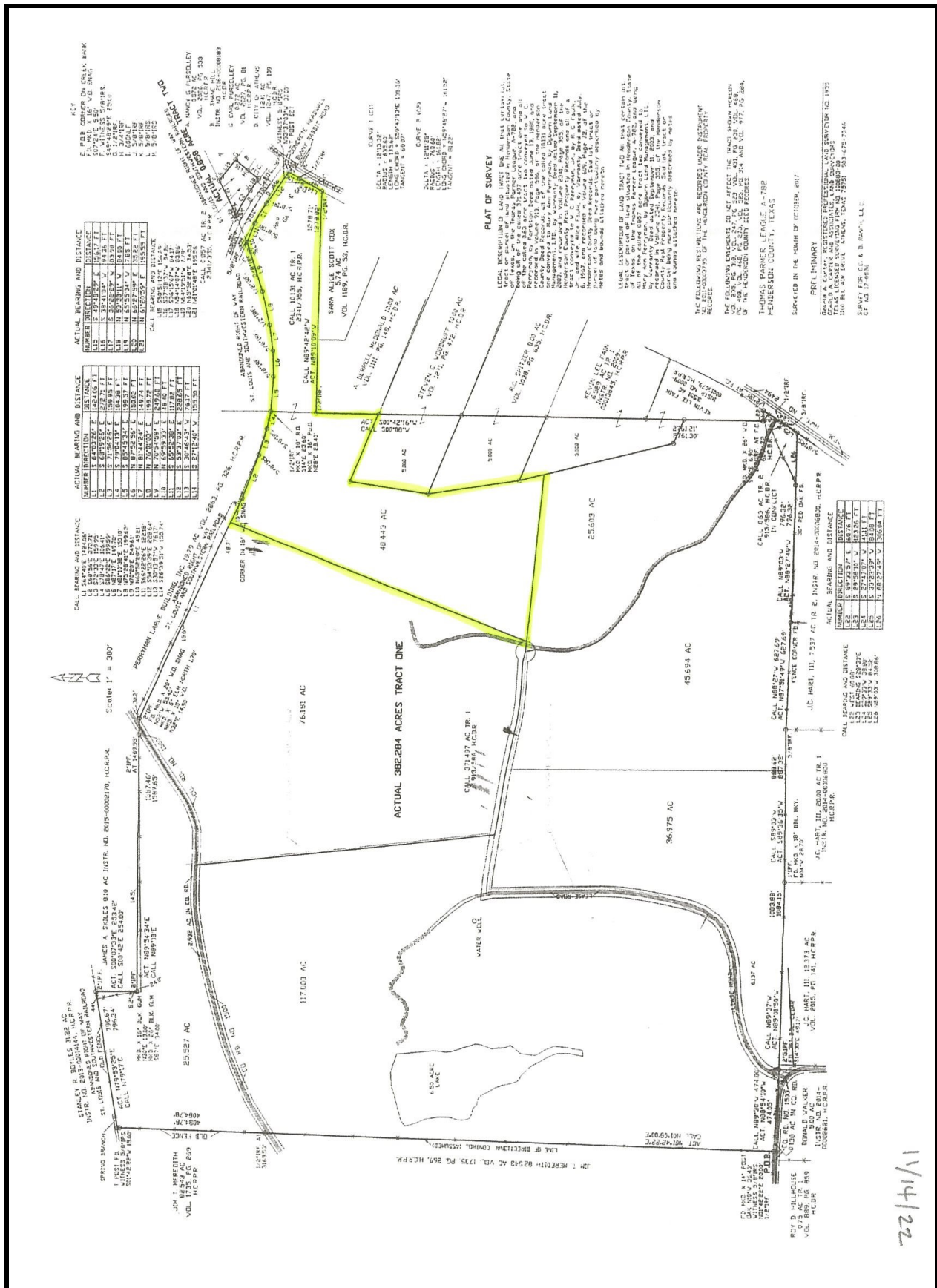




**APPROXIMATELY 25.527 ACRES - AERIAL & TOPO**

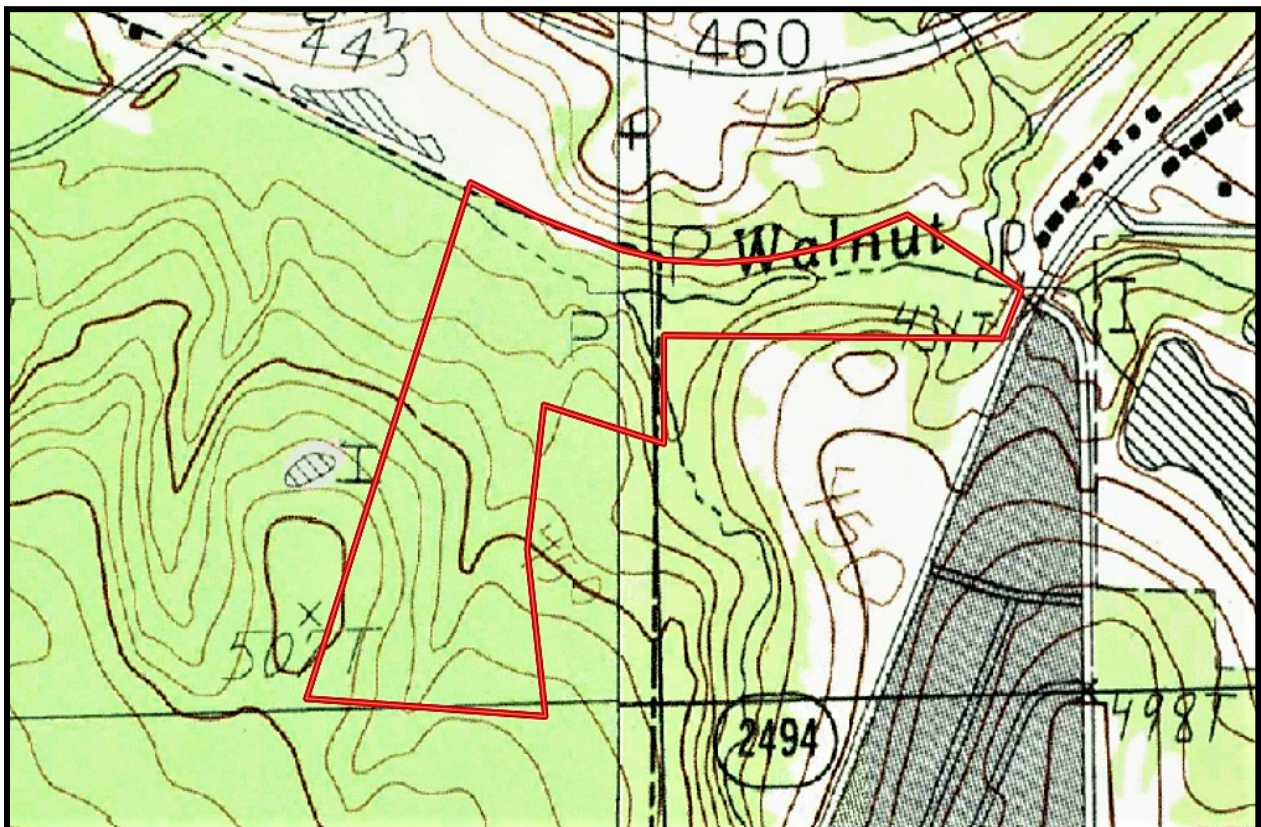
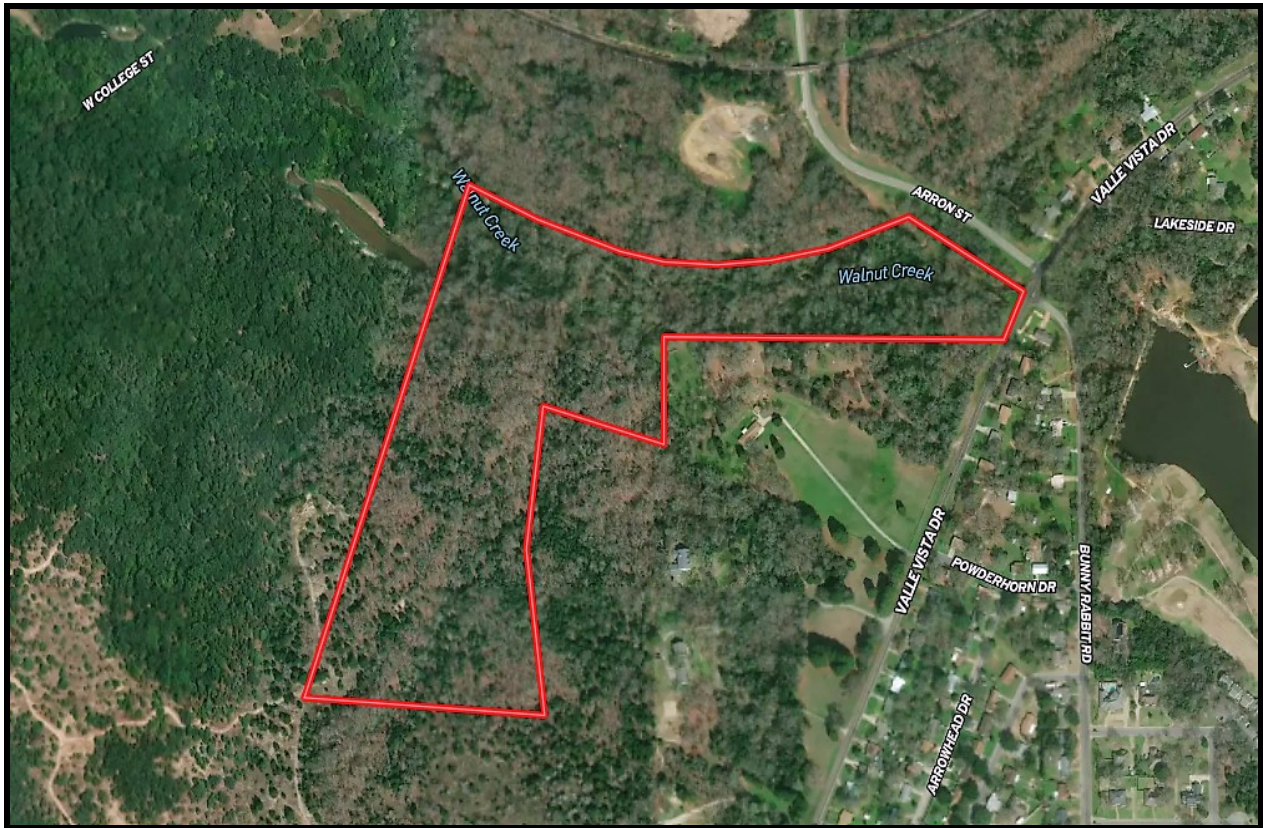


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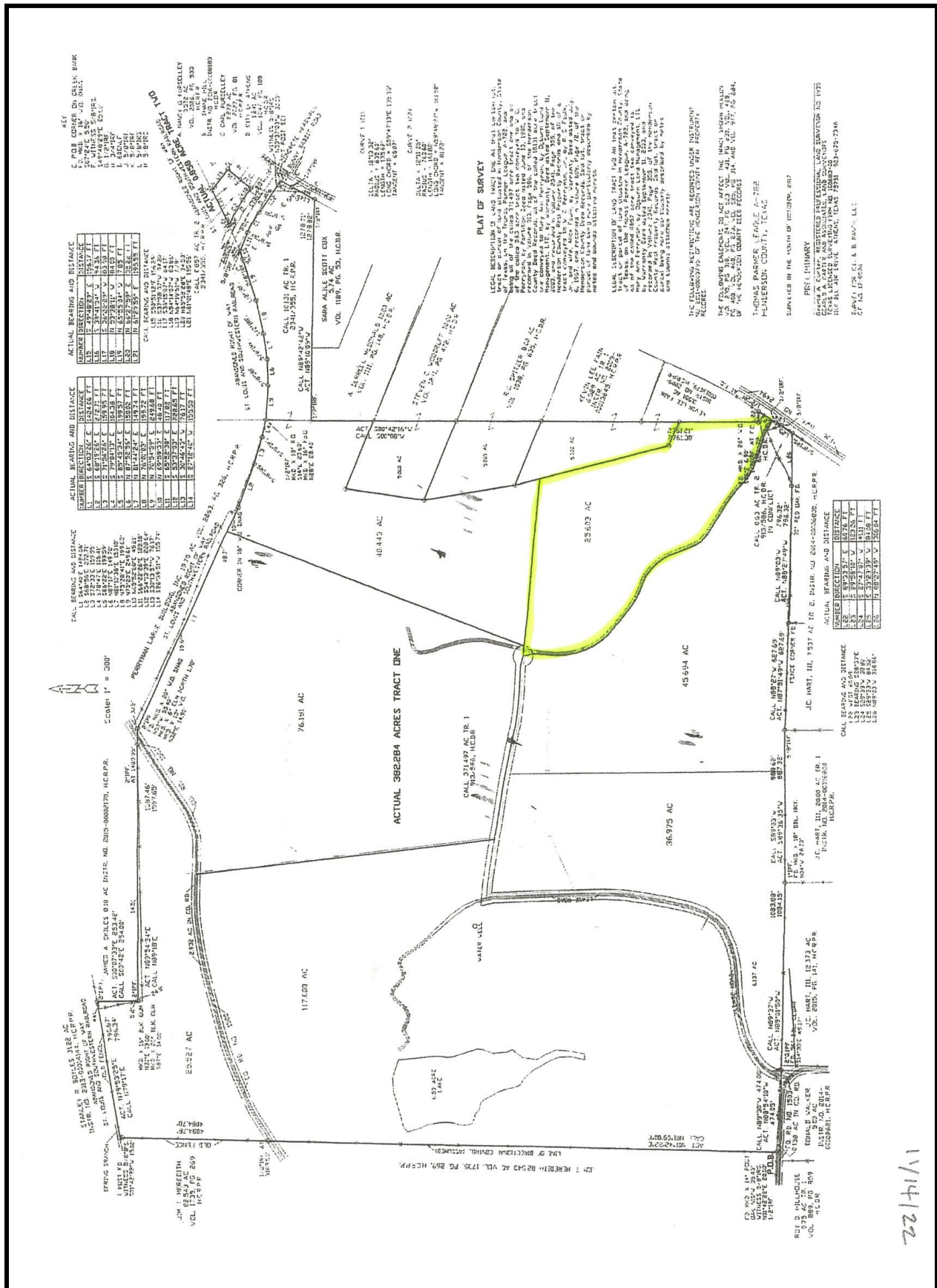


**APPROXIMATELY 40.443 ACRES - SURVEY & TOPO**



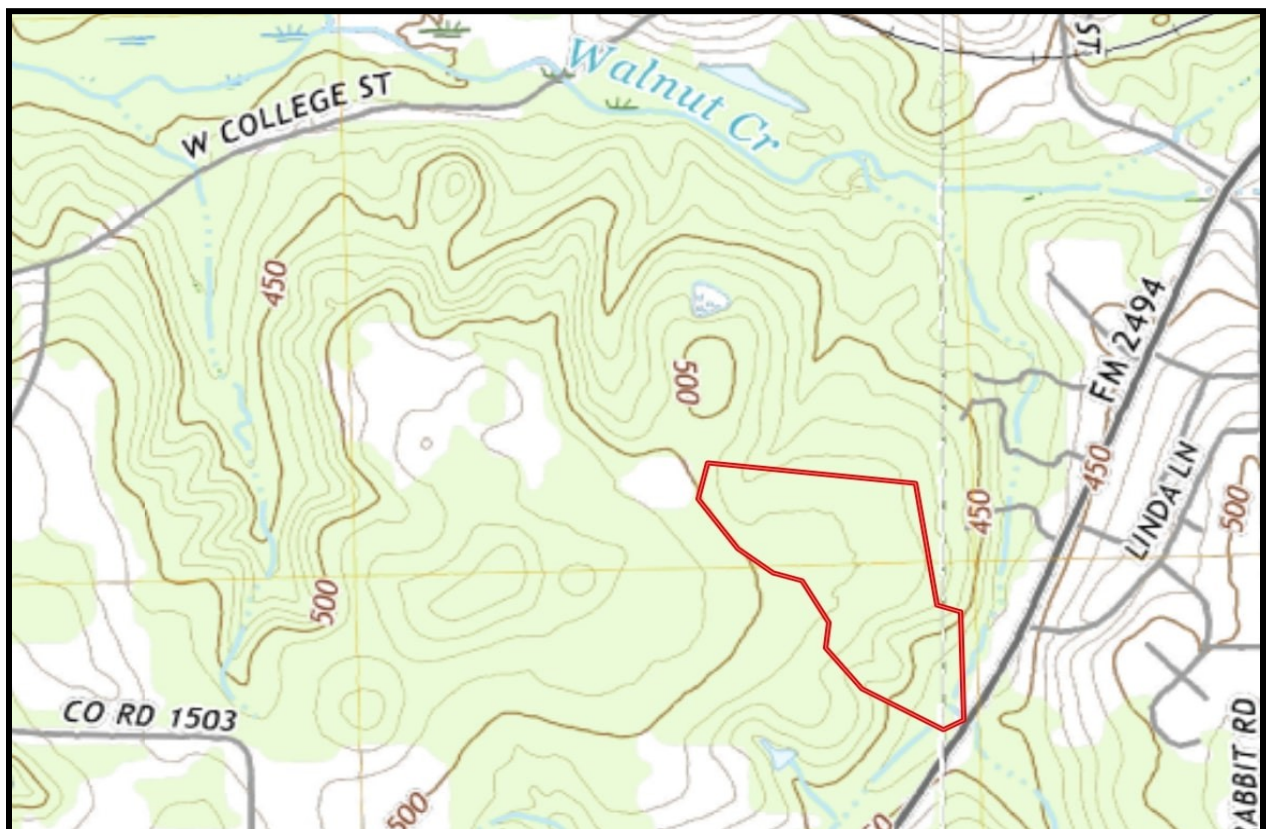


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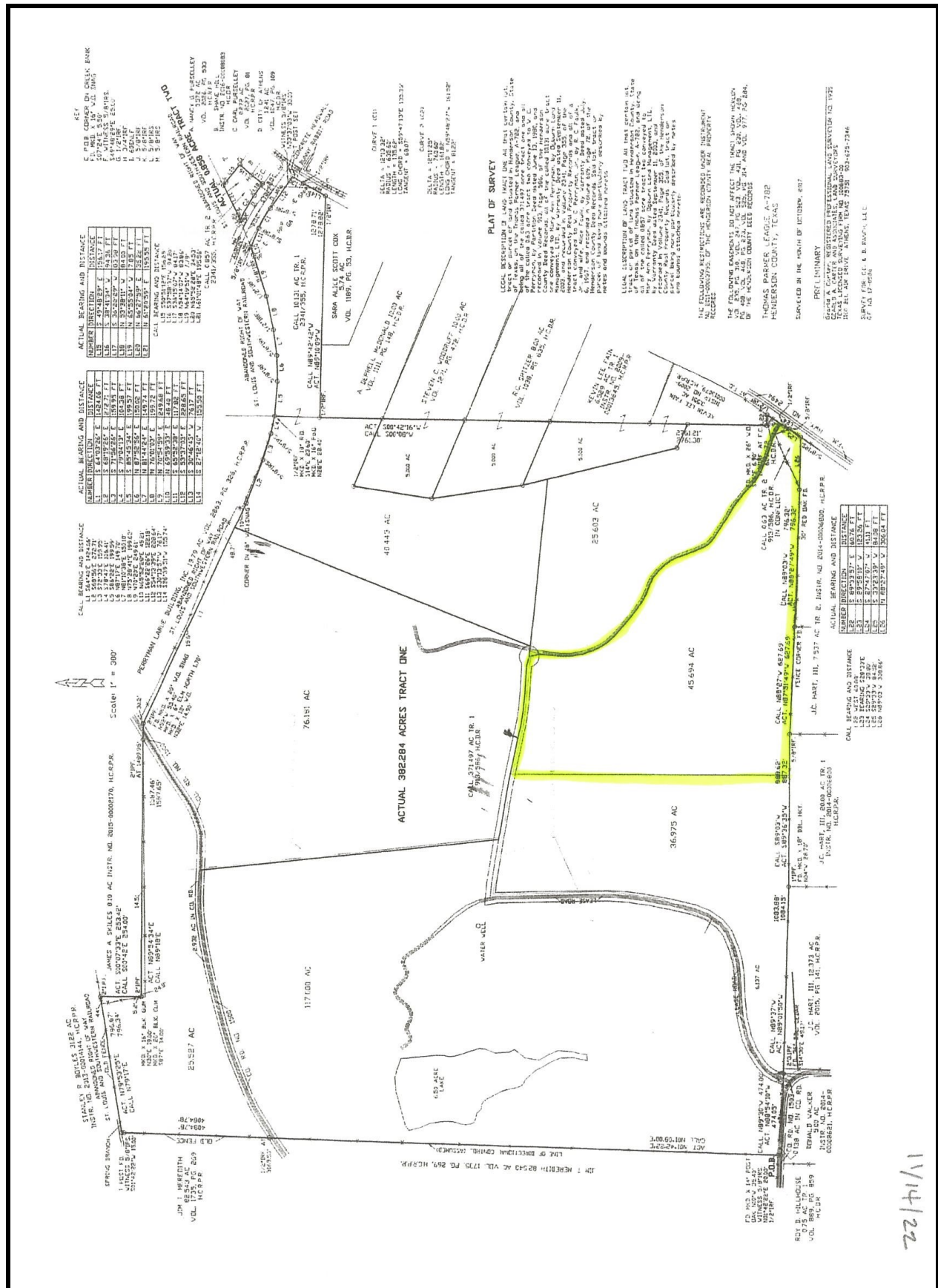


**APPROXIMATELY 25.603 ACRES - AERIAL & TOPO**



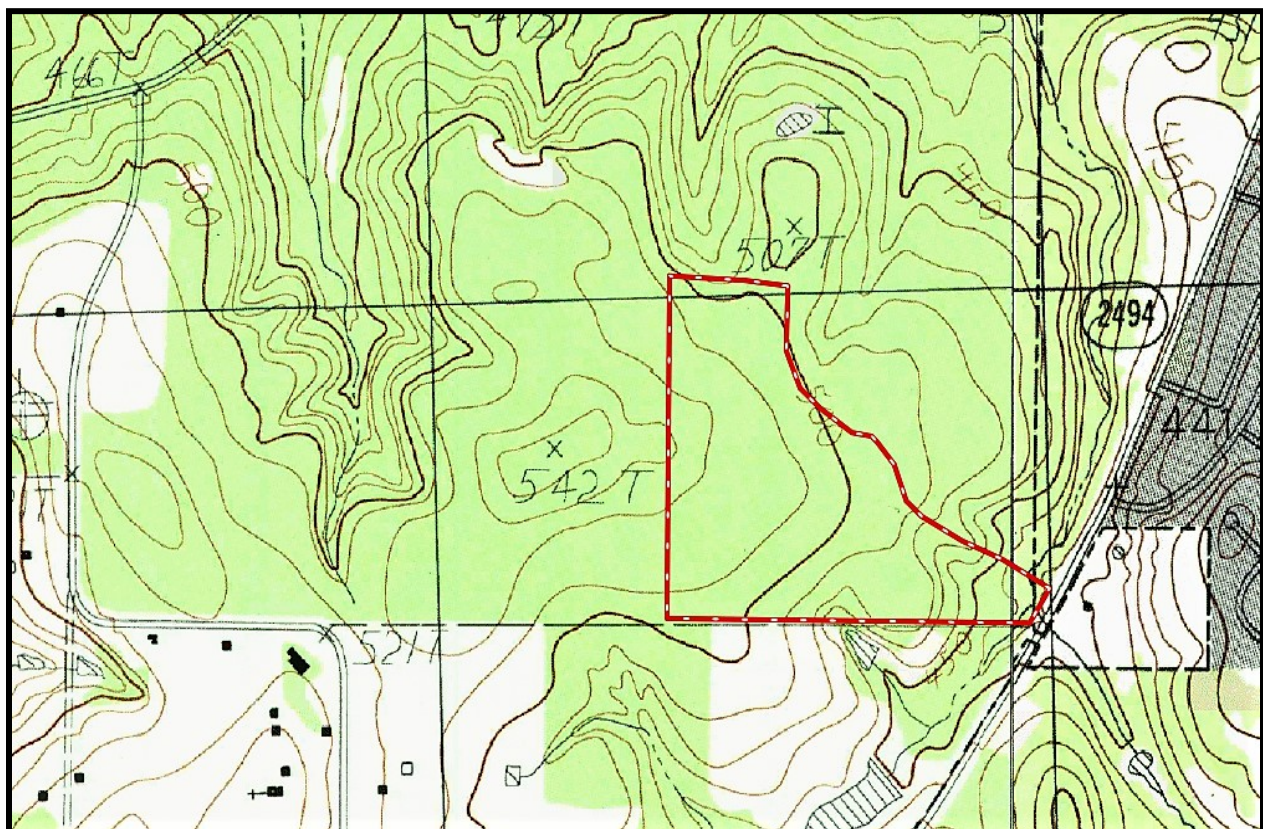


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**APPROXIMATELY 45.694 ACRES - AERIAL & TOPO**



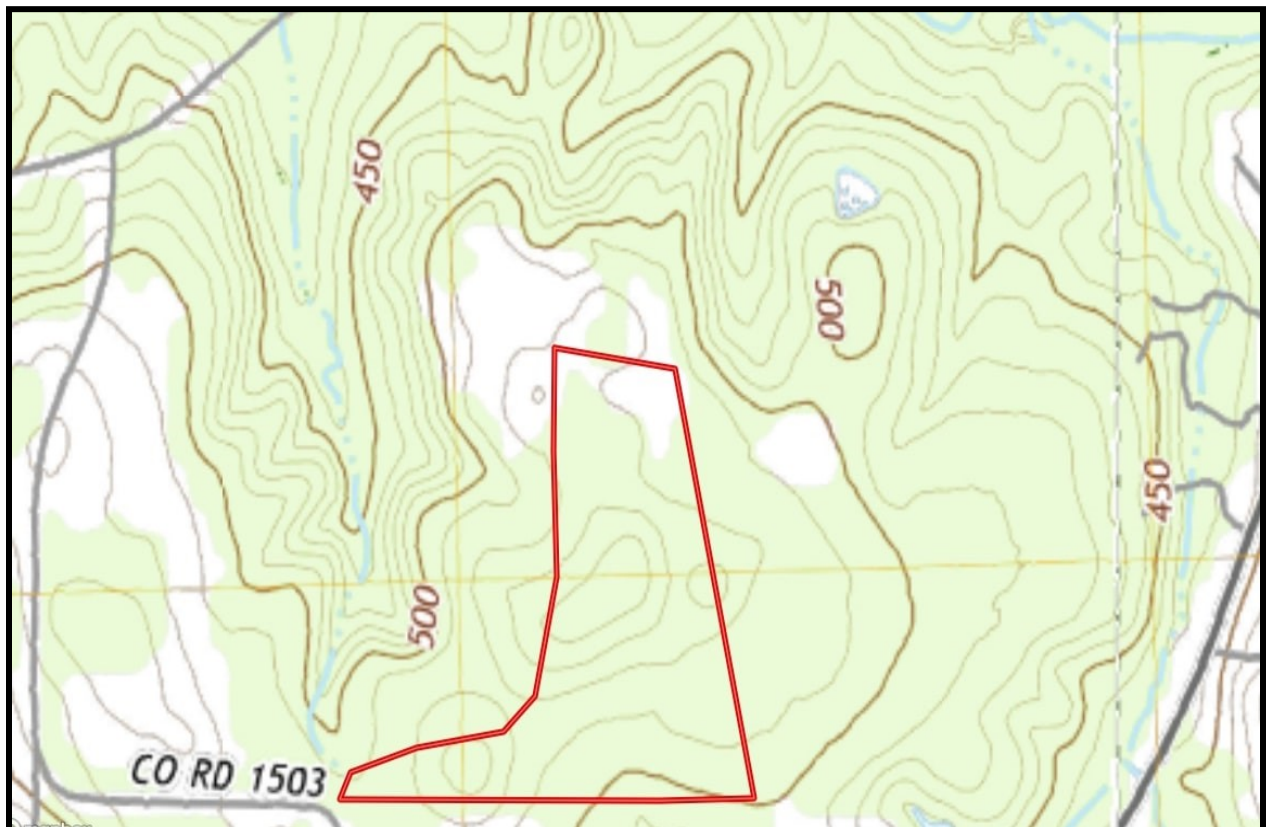


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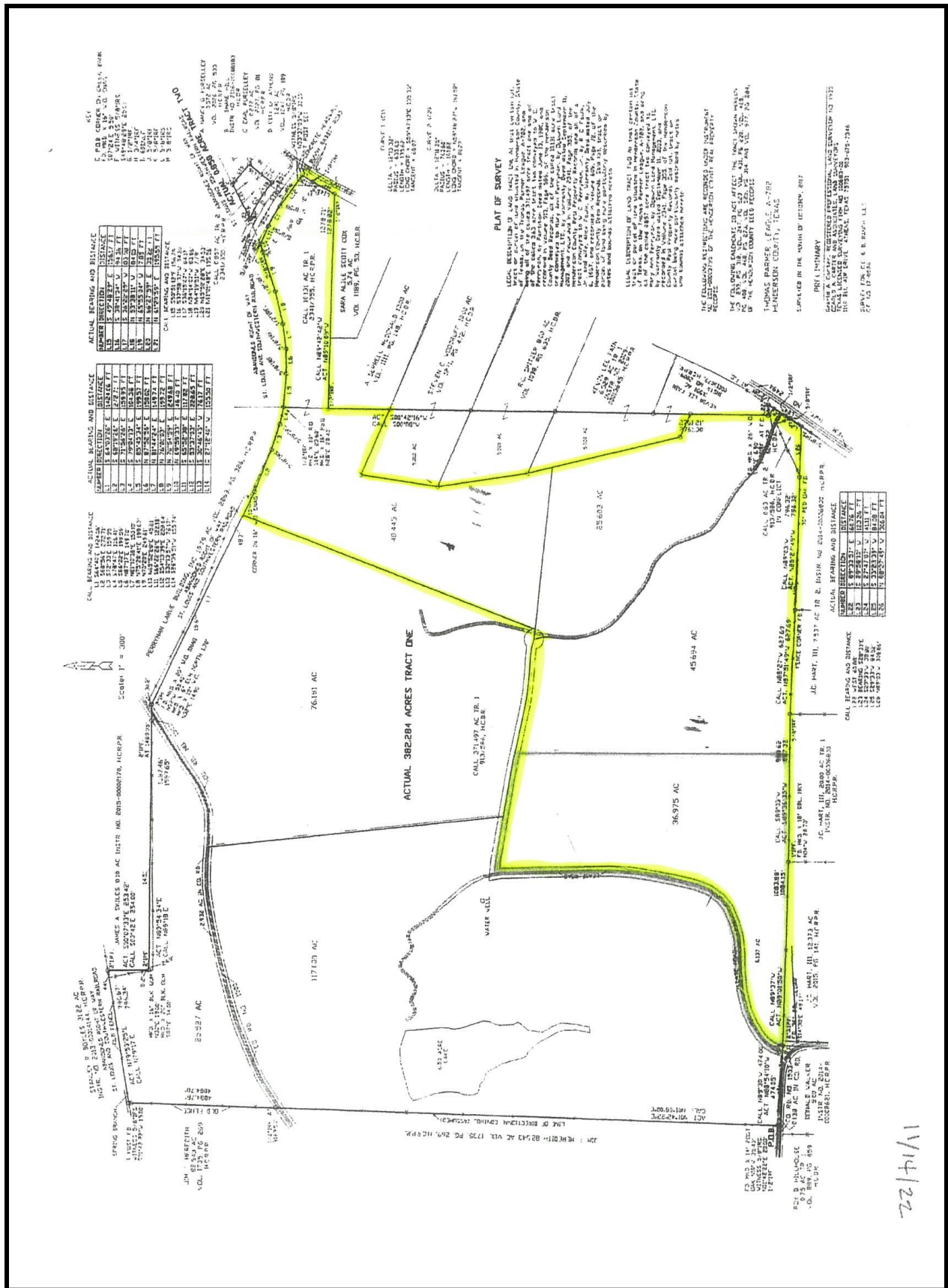


*APPROXIMATELY 36.97 ACRES - AERIAL & TOPO*





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***APPROXIMATELY 148.715 ACRES - AERIAL & TOPO***

