

PROPERTY INFORMATION BROCHURE ON:
“THE HOME PLACE”
APPROXIMATELY 42.786 ACRES
AND IMPROVEMENTS
LOCATED IN THE E. HOLLAND SURVEY A-328
AND THE J. M. CABASOS SURVEY A-146
BEING OTHERWISE KNOWN AS
11133 STATE HIGHWAY 19 NORTH
ATHENS, HENDERSON COUNTY, TEXAS 75751



“THE HOME PLACE”



Discover a special property in the heart of East Texas just north of Athens. Only a short drive to the Metroplex or Tyler, this home on 42.786 acres provides a place of comfort, solitude and quality. Four bedrooms, three baths with spacious rooms surrounded by open pasture setting and a mixture of scattered and deep woods. An approximate 2,500 square foot with workshop (with ac/heat in part) and custom designed entry gate lead one to where life is good, times are simpler and memories are made.

- I. **LOCATION:** The subject property is located north of Athens and south of Canton, Texas in Henderson County.
 - A. **Directions:** From Athens, take Texas Highway 19 North approximately eight miles (past the Bethel Community) just north of the intersection of Texas Highway 19 and FM 2709. The property is on the west side (left side) of Texas Highway 19 North.
 - B. **GPS Coordinates:**
 - 1. Latitude— 32.030389300000002
 - 2. Longitude— -95.846079000000003
- II. **ASKING PRICE:** See website for pricing.

III. **FINANCING INFORMATION:**

- A. Existing—Clear
- B. Terms—
 - 1. Cash
 - 2. Conventional

IV. **PROPERTY FINANCING:**

- A. Improvements—
 - 1. Main Dwelling—Nestled under stately oaks, this traditional style two-story, four bedroom, three bath home with two master suites, large den with wood-burning fireplace, formal dining room, and country kitchen with set-up bar
 - a. Den/Main Living Area (28' x 25') boasts a wood-burning fireplace, built-ins, and carpet flooring
 - b. Formal Dining Room (13.5' x 17.5') with wood paneling and carpet flooring
 - c. Kitchen (10.5' x 15.5') with set-up bar, dishwasher, electric oven/range, pantry, refrigerator, vinyl flooring, formica, and oak cabinets
 - d. Breakfast Area (11.5' x 14') with vinyl flooring and views of outside
 - e. Downstairs—
 - 1) Two Master Bedrooms—One (12.5' x 21') with huge closet and one (13.5' x 25') with tile floors and access to outside
 - 2) Guest Bedroom (9.5' x 13') with walk-in closet and carpet flooring
 - f. Upstairs—Spacious bedroom (25.5' x 17.5') with private balcony, walk-in closet, sitting area and carpet flooring
 - g. Construction—Brick veneer exterior, slab foundation, composition roof, all electric, central air/heat (four units—two of which are new) with a Leachfield septic system (three tanks)
 - h. Three car garage with three automatic doors with work area attached to home by covered walkway
 - i. Age—Constructed in 1979 per the Henderson County Appraisal District
 - j. Large Utility Room (10' x 11.5') with built-in cabinets, and vinyl flooring
 - k. Living Area—Approximately 3,771 square feet per the Henderson County Appraisal District. See Broker.
 - 2. Workshop—Approximately 2,400 square feet with 1,900 square feet of heated and cooled space with extra storage constructed on a slab foundation with composition roof and frame and siding exterior.

3. Horse Stables with four stalls and walking area
 4. Two entrances on Texas Highway 19 North with the main entrance having a custom designed automatic gate which provides entry to an asphalt drive which connects Texas Highway 19 to the main home.
 5. Fencing—The perimeter of the property is fenced and the property is cross-fenced.
- B. Terrain—
1. Soil—Sandy loam soil
 2. Rolling/Hilly/Flat—Property is flat to gently rolling.
 3. Wooded or Open—The property is approximately 50% open in native and improved coastal meadows and approximately 35% in native hardwoods with some heavy wooded area and some scattered
 4. % in Production—The property is approximately 50% in coastal Bermuda and native grass.
- C. Road Frontage—The property has approximately 655' of road frontage on Texas Highway 19 North
- D. Water Source—
1. Community Water—Bethel Ash Water Supply
 2. Private Well—Approximately 350' to 500' Deep Well
 3. Small Pond—Located on the south property line
- E. Other Information—
1. Utilities—
 - a. Water—Bethel Ash Water Supply (903-675-8466)
 - b. Electric—Trinity Valley Electric Co-op (972-932-2214)
 - c. Sewer—Leachfield septic system
 - d. Internet—"5G" Fiberoptic service is available through Peoples (800-333-9779)
 - e. Telephone—Unknown.
 - f. Satellite—Dish Network (855-587-0783)
 - g. Trash—Kim Wee Haul (903-675-1636)
 2. Restrictions—Subject to any restrictions of record.
 3. Easements—Subject to any visible and apparent easements and any easements of record.

4. Oil and Gas Production—There is an existing well located on the extreme south boundary away from the property. Trucks and service equipment access said well from an adjoining property and the Landowner is paid \$3,000 per year to have the right to access the property (which is approximately 1/3 of the total existing tax bill).

V. TAXING AUTHORITY AND TAXES:

- A. Henderson County
- B. Athens Independent School District
- C. Total Estimated Taxes—Approximately \$9,005.07 per year with exemptions or \$13,261.27 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 be surface mining operations.

VII. REMARKS:

Come home to the country where a relaxed, quality lifestyle, great home and wildlife blend to create a memorable special place. Enjoy the feel of a working ranch, riding horses or just walking the trails through the woods to find a place of solitude. This property is magical!

To view a drone video of the property, please visit our website (www.stevegrant.com) or go to <http://youtu.be/qsG5VBHENr8>.

*** 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.*













