

**PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 50.03 ACRES
LOCATED IN THE J. MCMANUS SURVEY A-533
BEING OTHERWISE KNOWN AS
8970 FM 59
ATHENS, HENDERSON COUNTY, TEXAS 75751**



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ATHENS, HENDERSON COUNTY, TEXAS 75751**

- I. **LOCATION:** The subject property is located approximately five miles south of the corporate city limits of Athens, Texas on Highway 59. The property is located on the right. Look for sign.
- A. **Directions:** From the Athen town square, travel south on Highway 19 South one mile. Take a right on FM 59, travel approximately five miles and the property will be of the right.
- B. **GPS Coordinates:**
1. Latitude 32.131819999999998
 2. Longitude -95.900317999999999
- II. **ASKING PRICE:** See website for pricing.
- III. **FINANCING INFORMATION:**
- A. Existing—Clear
- B. Terms—
1. Cash
 2. Conventional Financing
- IV. **PROPERTY DESCRIPTION:**
- A. Improvements—
1. The property is fenced and cross-fenced with barbwire and pipe fencing.
 2. Sheds
 3. Power and water are on the property.
- B. Terrain—
1. Soil— Sandy loam
 2. Rolling/Hilly/Flat—Rolling to gently sloping
 3. Wooded or Open—Approximately 30 acres open and approximately 20.03 acres of native hardwoods
 4. % in Production—The property has approximately 25 acres in improved pastures
- C. Road Frontage—Approximately 440' on FM 59, a State maintained asphalt road record.

- D. Water Source—
 - 1. Community Water—Crescent Heights Water Co-op
 - 2. Lake, Creek, Pond—Approximately 5-acre spring-fed pond stocked with fish with fishing dock
- E. Utilities Available—
 - 1. Electric—Oncor (888-313-6862)
 - 2. Water—Crescent Heights Water Co-op
 - 3. Sewer—Septic system required
 - 4. Telephone—
 - 5. Cable/Internet—
- E. Restrictions—Subject to any restrictions of record.
- F. Easements—Subject to any visible and apparent easements and any easements of

V. **TAXES AND TAXING AUTHORITIES:**

- A. Henderson County
- B. Crossroads Independent School District
- C. Estimated Taxes—Approximately \$93.72 per year with exemptions or \$5,462.04 without exemptions per the Henderson 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.

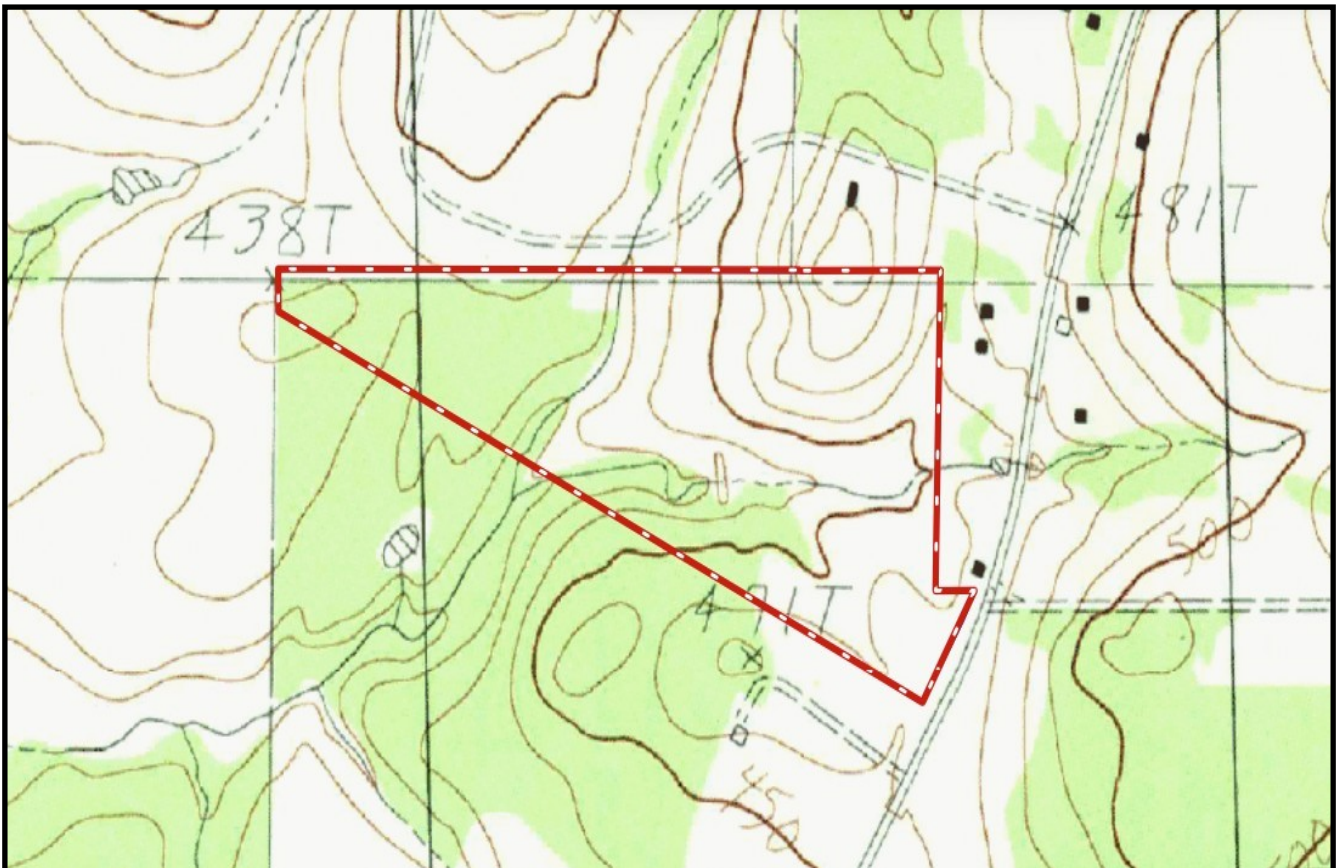
VII. **REMARKS:**

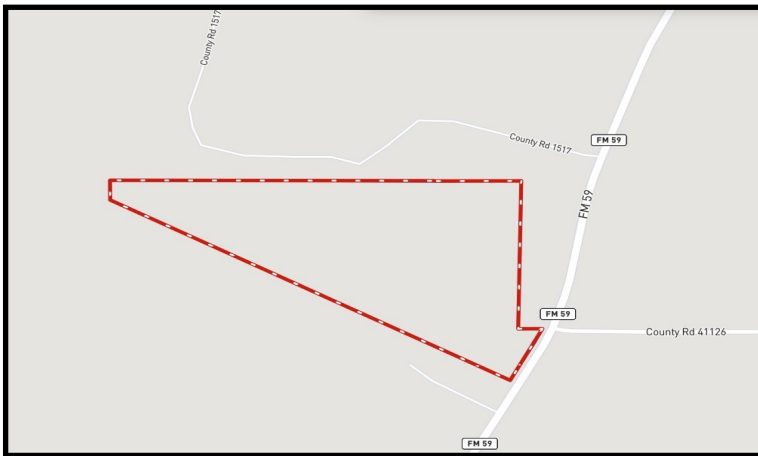
This is an East Texas paradise with tremendous building sites, pastoral setting, mature hardwoods and a fabulous stocked lake with pier. Excellent property offering a taste of the ranch/country lifestyle with recreational possibilities, fishing, wildlife and hunting.

***** 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.***









DIRECTIONS:

From Athens, travel south on Highway 19 South one mile. Take a right on FM 59, travel approximately five miles and the property will be on right.

GPS COORDINATES:

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