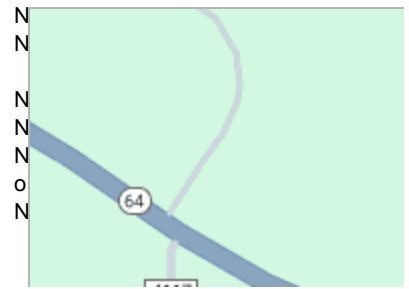


ALL FIELDS DETAIL



MLS # 24006967
Class FARMS & RANCHES
Property Type Single Family Detached
Asking Price \$2,395,000
Address 11074 W HWY 64
City Overton
State TX
Zip 75684
County Rusk
Status Active
Sale/Rent For Sale
IDX Include Y

Waterfront
Waterview
Lake Name
Lake Community
Security Gate
Foreclosure/Bank Owned Y/N
Short Sale Y/N



GENERAL

Buyer Photos Allowed Y/N	Yes	Listing Agent	Mark W Coleman - Cell: 903-738-9420
Listing Team		Listing Office	Texas Farms & Ranches - Main: 903-663-5000
Listing Agent 2		Listing Agent 3	
Owner Name		Owner Phone	
Listing Type	Exclusive Right	Sign on Property Y/N	Yes
Agency	Both	Rent Price	
Listing Date		Expiration Date	
Internet Y/N	Yes	# Bedrooms	5
# Full Baths	5	# 3/4 Baths	
# Half Baths	1	Garage	4
Carport	0	Year of Construction	1974
Year Built Source	TAX RECORDS	Approx SqFt	5500
Source of SqFt	TAX RECORD	Mineral Rts Available	
Phone Available Y/N		Underground Utilities Y/N	
TV/Cable Available Y/N		Road Frontage (Feet)	
Current Use		Zip Lookup	75684
Paragon 1 Area		Subdivision Name	
Elementary	West Rusk	Middle School	West Rusk
High School	West Rusk	Bedroom #1 Size	
Bedroom #2 Size		Bedroom #3 Size	
Bedroom #4 Size		Living Room Size	
Dining Room Size		Family Room Size	
Kitchen Size		Breakfast Room Size	
Den/Study Size		Other Room Size	
Garage Size		Outbuilding Size	
Acres Bottom %		Acres Cultivated %	
Acres Pasture %		Acres Timber %	
Price Per Acre	\$21,875	Total Number of Acres	112.000
Acreage Source		Apex Shore Line	
Shore Line Source		Leaseback Y/N	
Backup Contract Y/N		Surface Rights Available	
Legal	AB 29 M J PRU SUR	Possession	
Power Co		Gas Co	
Phone Co		Water Co	
Off Market Date		Search By Map	
Tax ID		Update Date	5/12/2025
Status Date	5/21/2024	HotSheet Date	5/12/2025
Price Date	5/12/2025	Input Date	5/21/2024 10:41 AM
Associated Document Count	4	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Agent Hit Count	
Client Hit Count		Original Price	\$2,450,000
Days On Market	392	Historical District (Y/N)	No
Historical Homes Designation (Y/N)	No	Surveillance Devices Present	Audio and Video
Visitor Recording Consent	Audio and Video	Sold Price/Acre	
HOA Transfer Fee		Showing Service	None
Lot Size	Over 100 acres	Construction Status	Preowned
Geocode Quality		Picture Count	48
Price Per SQFT	\$435.45	Sold Price Per SQFT	

GENERAL

Disclaimer		Input Date	5/21/2024 10:41 AM
Update Date	5/12/2025 9:24 AM	Unique Property Identifier	
RESO Universal Property Identifier		Listing Office 2	
Listing Office 3			

FEATURES

AVAILABLE FINANCING	EASEMENTS	KITCHEN EQUIPMENT	SEWER
Conventional	Pipeline	Range/Oven-Electric	Other/See Remarks
VA	ELECTRIC	Dishwasher	SHOWING INSTRUCTIONS
Cash	Electric Onsite	Pantry	By Appointment Only
Land Bank	EXTERIOR	Double Oven	Call Listing Agent
Other/See Remarks	Patio Open	Oven-Electric	SOIL TYPE
BATH DESCRIPTION	Patio Covered	Cooktop-Electric	Sandy Loam
Shower and Tub	Porch	LAND FEATURES	SPECIAL CONDITIONS
Shower/Tub	FENCING	Pond	Other/See Remarks
Separate Lavatories	Metal Fence	Creek	STYLE
Separate Water Closet	Cross Fence	LEVELS	Traditional
Separate Walk-In Closets	Barbwire Fence	2 Stories	Ranch
Ceramic Tile	Other/See Remarks	OUTBUILDINGS	TIMBER TYPE
BEDROOM DESCRIPTION	FIREPLACE	Guest Quarters	Partial Coverage
Master Bedroom Split	Wood Burning	Storage Building(s)	Mixed
Master Bedroom Downstairs	FLOORING	Metal Outbuilding(s)	TOPOGRAPHY
Guest Bedroom Downstairs	Carpet	Stable(s)	Rolling
Sitting Area in Master	Tile	Tack Room	WARRANTY
Separate Walk-in Closets	FOUNDATION	Barn	As-Is Condition @ Closing
CONSTRUCTION	Slab	POOL/SPA	1 Year Warranty Available
Siding	GARAGE/CARPORT	Gunite	WATER
Other/See Remarks	Side Entry	In Ground	Well
COOLING	Door With Opener w/Contro	Chlorine	Community
Central Electric	Workshop Area	ROAD SURFACE (INTERIOR)	WATER HEATER
DEFECTS	Other/See Remarks	Asphalt	Tankless-Gas
No Known Defects	GAS	ROAD TYPE (ACCESS)	Tankless-Electric
DINING AREAS	Other/See Remarks	State/US Highway	2 or more Units
Separate Formal Dining	GRASSES	ROOF	SURVEILLANCE DEVICES
Kitchen/Eating Combo	Improved	Composition	Audio and Video
Den/Dining Combo	Coastal	Aluminum/Metal	VISITOR RECORDING CONSENT
DOCUMENTS ON FILE	HEATING	ROOM DESCRIPTION	Audio and Video
Survey Plat	Central Electric	Separate Formal Living	
Boundary Survey	INTERIOR	Den	
Other	Wet Bar	Game Room	
DRIVEWAY	Ceiling Fan	Office	
Concrete	Blinds	Family Room	
Paved	Other/See Remarks	Utility Room	
Gravel		Sunroom	
		Mother-in-Law Suite	
		Other/See Remarks	
		3 Living Areas	

FINANCIAL

Taxes	TBD	Tax Year	2023
Exemptions Y/N	Yes	Appraisal District Number	27517
Option Ending Date			

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Sold Price/Square Foot	Sale/List Price Ratio %
Buyer Agent Team	Buyer Agent
Buyer Agent Office	Loan Concessions (Y/N)
Amount of Concessions	Title Company
Back on Market Date	Down Payment
New Interest Rate	Buyers Costs Paid by Sell
Disc Points Paid by Buyer	Disc Point Paid by Seller
Distressed Sale	

SHOWING REMARKS

Showing Remarks APPOINTMENT ONLY, CALL LISTING AGENT

DIRECTIONS (NO OFFICES)

Directions (NO OFFICES) FROM HENDERSON, TAKE HWY 64 TO TURNERTOWN. STRAIGHT AT LIGHT, PROPERTY IS APPROX. 1 MILE ON LEFT

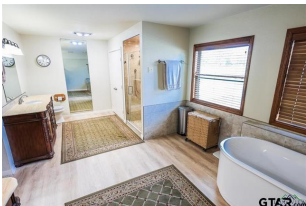
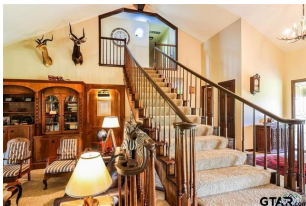
AGENT TO AGENT REMARKS

Agent Remarks-Private SEE ADDITIONAL DOCS FOR SURVEY, DETAILS ABOUT PROPERTY AND AERIAL PHOTO

PUBLIC REMARKS

Public Remarks-Amenities WELCOME TO YOUR EAST TEXAS RETREAT SITUATED ON 112 ACRES OF PICTURESQUE LAND, THIS PROPERTY OFFERS A BLEND OF LUXURY LIVING AND INCOME-GENERATING POTENTIAL. THE MAIN RANCH HOUSE IS A STUNNING 5,500 SF MAIN HOUSE FEATURING 5 BEDROOMS, 5.5 BATHROOMS, TWO LIVING AREAS, AN OFFICE ,AND A DEN. A 4-CAR GARAGE PROVIDES AMPLE SPACE FOR VEHICLES AND STORAGE. NEAR THE MAIN HOUSE ARE TWO CHARMING GUEST HOUSES, PERFECT FOR FRIENDS, FAMILY, OR RENTAL INCOME. ADDITIONALLY, THE PROPERTY FEATURES 2 RENTAL TINY HOMES, A RENT HOUSE WITH LOTS OF POTENTIAL FOR ADDITIONAL RENTAL INCOME. PROPERTY ALSO OFFERS 9 COMPLETE RV HOOKUPS AND A COUNTRY STORE OR EVENT FACILITY/OFFICE. THE PROPERTY HAS 3 LARGE HAY AND EQUIPMENT BARN, PROVIDING SPACE FOR LIVESTOCK, FARM EQUIPMENT, STORAGE, OR HAY STORAGE. THERE ARE SEPARATE AREAS FOR LIVESTOCK, 3 PONDS, CREEK AND ALMOST 1000 ROLLS OF HAY PRODUCTION POSSIBLE. ALMOST \$6000 PER MONTH INCOME FROM RENTALS WITH ANOTHER POTENTIAL \$4-5000 PER MONTH FROM RV SPACES AND STORE WHEN RENTED.HAY INCOME APPROACHES \$80,000+ INCOME PER YEAR. CALL AGENT FOR ADDITIONAL DETAILS.

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.