

**PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 41.4 ACRES
LOCATED IN THE S. BOONE SURVEY A-2
LOCATED ON FM 607
LARUE, HENDERSON COUNTY, TEXAS 75770**



**GENERAL INFORMATION ON:
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- I. **LOCATION:** The subject property is located on FM 607 in the Community of LaRue approximately 13 miles east of Athens.
- A. Directions: From Athens, take US Highway 175 East and go approximately 13 miles to LaRue. Turn left on Loop 60 and proceed to FM 607 North. Turn left and the property is on the right approximately .8 mile at the intersection of FM 607 and CR 4348.
- B. GPS Coordinates:
1. Latitude: 32.1276300000000003
 2. Longitude: -95.672925000000006
- II. **ASKING PRICE:** See website for pricing.
- III. **FINANCING INFORMATION:**
- A. Existing—Treat as clear
- B. Terms—
1. Cash
 2. Third-Party Financing
- IV. **PROPERTY DESCRIPTION:**
- A. Improvement—The property is fenced and cross-fenced with barbwire fencing. There is an old frame home, barn and loafing shed located on the property. These improvements are judged not to be contributors to the value of the property.
- B. Terrain—
1. Soil—Sandy loam soil
 2. Rolling/Hilly/Flat—Gently rolling
 3. Open or Wooded—Approximately 98% open with a few scattered trees
 4. % in Production—Approximately 39 acres in native and improved pasture. The property is currently used for the grazing of cattle.
- C. Road Frontage— Approximately 3,855' of road frontage
1. FM 607—Approximately 1,205' of road frontage
 2. CR 4348—Approximately 1,460' of road frontage
 3. CR 4350—Approximately 1,190' of road frontage
- D. Water Source—
1. Poynor Community Water Supply is at the property.
 2. Lake, Creek, Pond—There are two stock tanks on the property and they are replenished by run off rain.
 3. Water Well—
 - a. Old shallow hand dug well is located at the old homesite. The condition of the well is unknown.
 - b. A capped off water well casing for an oil well drilling site is located on the property. Availability of water out of this source is unknown.

V. UTILITIES AVAILABLE:

- A. Electric—Oncor (888-313-6862)
- B. Water—Poynor Community Water Supply (903-876-4001)
- C. Internet—Dish Network (800-333-3474)
- D. Telephone—Brightspeed (844-595-0525)
- E. Natural Gas—None available.
- F. Sewer—Septic system required.

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

VI. OTHER INFORMATION:

- A. Restrictions—Subject to any restrictions of record.
- B. Easements—Subject to any visible and apparent easements and any easements of record including, but not limited to:
 - 1. Atmos gas pipeline
 - 2. Electrical service line
 - 3. Community water easement

VII. TAXES AND TAXING AUTHORITIES:

- A. Henderson County
- B. LaPoynor Independent School District
- C. Estimated Taxes—Approximately \$215.08 per year with exemptions or approximately \$3,992.11 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.***

VIII. 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.

IX. REMARKS:

Enjoy view from the top of the hill overlooking the property and the natural beauty of East Texas. Accessible and picturesque, this property offers possibility of residential, agricultural or development purposes.

*****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.***









