



Description of 52 acre property which is located in the southwest quadrant of Athens Loop 7 and FM59 beginning at the east side of Self Creek and proceeding west along the loop for over 2700 feet;

- 52 acres in a near rectangular shape
- Over ½ mile loop frontage on the more aesthetically pleasing south side of Athens
- Pristine woods including oak, hickory, and abundant dogwood trees
- Contains creek arm of larger lake and an ancient spring feeding into it
- Provides fishing and hunting of land and aquatic animals or optionally the ability to passively interact with and enjoy a largely undisturbed nature setting
- Excellent for a castle type home or homes
- And or excellent for commercial business site or sites where extended visibility and or direct access to loop would be a plus
- Electrical connection is a short distance away and community water is doable
- 1-1/2 miles to Hwy 19 and hospital area
- 2-1/2 miles to airport
- 80 miles to Dallas by loop and just finished four lane 175 highway throughout
- Situated behind and south of the 52 acre tract is a 300 acre tract with a lake and upscale compound houses being offered by Hancock Properties for \$3,000,000.00
- With its over ½ mile of loop frontage, the 52 acre tract offers a hand in glove fit with the Hancock 300 acre tract.