

MLS #: N95993A (Active) List Price: \$810,000 (10 Hits)

8942 FM 2494 Athens, TX 75751



**Type & Style:** Single Family  
**Acreage Range:** 16-25  
**Bedrooms:** 4  
**Full Baths:** 3  
**Half Baths:** 1  
**Square Footage:** 2846  
**Source SqFt:** HCAD  
**Year Built:** 2010

**Tax GEO #:** See Agent Remarks  
**School District:** CROSSROADS  
**County:** Henderson  
**Location:** CROSSROADS  
**In Subdivision:** No  
**Lake Name:**

**Apx Lot Size:** 17.378 acres**Legal:** See Agent Remarks**Lot Description:** Acreage, Shade Trees, Pasture

<b>Platted WF/Ft:</b>	<b>Frontage:</b>	<b># Acres:</b> 17.37	<b>\$/Acre:</b>
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<b>Breakfast:</b> Yes	<b>F/LD:</b> No	<b>Garage:</b> 3	<b>Ext:</b> BV
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<b>Ponds:</b>	<b>Conf:</b>	<b>Barns:</b> Yes	<b>Sheds:</b> No
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<b>Irrig:</b>	<b>2nd House:</b>	<b>Pasture:</b>	<b>Crop:</b>
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<b>Wood:</b>	<b>Flood:</b>	<b>Mn/Tbr Owned:</b>	<b>Mn/Tbr Res:</b>
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<b>Leases:</b>	<b>Years:</b>	<b>Survey:</b> No
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<b>Assumable:</b> No	<b>N/L:</b>	<b>Owner Financing:</b> No
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<b>Ag/Ex:</b> Yes	<b>POA:</b> No	<b>POA Dues/Yr:</b>	<b>Mandatory:</b> No
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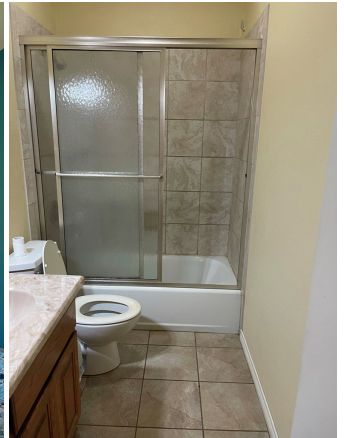
**Stock Farm:** Improved for Horses**Crop Farm:** None**Neighborhood Amenities:** None**On Site Rec Facilities:** None**Improvements:** Hay Barn(s), Mare Barn(s), Fenced, Workshop, Holding Pens, Patio, Shade Trees**Topo/Road/Soil:** Flat, Sandy, Loamy**Interior Features:** WBFP, Fireplace-Gas/Electric, Smoke Detector, Ceiling Fans, Cable Ready, Electric Water Heater, Handicapped Accessible**Exterior Features:** Insulated Windows and Doors, Storm Windows, Front/Back Porch**Exterior Construction:** Brick Veneer**Foundation:** Slab**Roof:** Composition**Heating:** Central Electric**Cooling:** Central Electric**Water:** Community**Sewer:** Aerobic Septic**Appliances:** Dishwasher, Oven, Double Oven, Vent Hood, Microwave, Self-Cleaning Oven, Range Top**Additional Features:** None**Garage/Carport:** Garage, 3 Car or More, Workshop**Fence:** Pipe**Pool:** No, None**Exclusions:****Directions:** From Downtown Athens, Texas Head South on South Prairieville street, turn right onto FM 2494 and continue for approximately 2.5 miles, property is on right.**Remarks:** 6684-Horse lovers dream property located in Henderson County (Crossroads ISD) on 17.378 cross pipe-fenced acres. Handicap accessible large custom open-floor plan brick home w/4 bdrm/3.5 baths/3-car garage w/covered porches & outdoor kitchen for entertaining. The 3000 sq. ft barn with separate entrance with six-stalls, tack room, outside paddocks and an efficiency apartment/man cave almost complete for you to make your own. Another 840 sq. ft barn/workshop is ready for your toys. The acreage is beautiful with scattered trees, too much to appreciate without seeing this spectacular property**Agent Remarks:** Owner requests advance notice to show property. Please call Tina Rummel to schedule an appointment and for showing instructions at 903-681-2150.**Additional Contacts:** GEO ID: 0694.0530.0000.20 and 0694.0660.0000.20; Legal Descriptions: Acres 1.000, Lot TR 53, AB 694 S SYLVESTER SUR, TR 53 and Acres 16.378, Lot TR 66, AB 694 S SYLVESTER SUR, TR 66**Owner:** Jason and Belinda Arden**Occ:** Y**Sub Agent:** Yes**SA Comm:** 3**Buyer Agent:** Yes**BA Comm:** 3**Exclusive Agency:** No**Variable:** No**Scale:** No**Finance:** Cash, Conventional, FHA, VA Loan**Possession:** Negotiable**Showing Instructions:** Call LA Appointment, Lockbox Occupied, Sign In Yard, Other**Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Days on Market:** 3**Original List Price:** \$810,000**Lc#:** 289243**Listing Agent Supervisor:** Robert W. McAtee, Jr.**Listing Agent Supervisor Phone:** 903-675-5658

Advanced notice is required for all showings and must be scheduled by Tina 903.681.2150, owner is handicapped and will be present during showings. No lock box, owner will leave door open for showings.

















**Listing Office:** McAtee Realty - Athens (#:16)  
**Main:** (903) 675-5658  
**Fax:** (903) 675-4118  
**Mail Address 1:** 1206 S. PALESTINE  
**Mail City:** ATHENS  
**Mail State:** TX  
**Mail Zip Code:** 757512019

**Listing Agent:** Tina Rummel (#:14)  
**License Number:** 0446664  
**Agent Email:** [tinarummelrealtor@gmail.com](mailto:tinarummelrealtor@gmail.com)  
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Information Herein Deemed Reliable but Not Guaranteed  
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