

**PROPERTY INFORMATION BROCHURE ON:  
APPROXIMATELY 211.98 ACRES  
LOCATED IN THE B. C. WALTERS SURVEY A-797  
LOCATED ON LOOP 7  
ATHENS, HENDERSON COUNTY, TEXAS 75751**



Offered Exclusively By:  
**STEVE GRANT REAL ESTATE LLC**  
STEVE GRANT, LISTING BROKER  
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Athens, Texas 75751  
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Rolling hills, live water, and native foliage—Discover where East Texas begins!  
Tremendous potential with awe-inspiring vistas!





**GENERAL INFORMATION ON:  
APPROXIMATELY 211.98 ACRES  
LOCATED IN THE B. C. WALTERS SURVEY A-7950  
LOCATED ON LOOP 7  
ATHENS, HENDERSON COUNTY, TEXAS 75751**

**LOCATION:** The subject property is located on the north and south side of Loop 7 in Athens, approximately 600' west of the intersection of Texas Highway 19 and Loop 7.

**Directions:** From Athens square, go north on Texas Highway 19 to Loop 7. Turn left (west) and property is on the right approximately 600' at the intersection of Texas Highway 19 and Loop 7.

**Latitude:** 32.228565

**Longitude:** -95.865885

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.
- B. Terrain—
  - 1. Soil—Sandy loam soil
  - 2. Rolling/Hilly/Flat—Rolling to flat
  - 3. Open or Wooded—Approximately 70% open and approximately 30% wooded
  - 4. % in Production—Approximately 70% in grazing/pasture
- C. Road Frontage—Approximately 4,645' of road frontage on Loop 7
- D. Water Source—
  - 1. City of Athens has a main water line running parallel with south fence line.
  - 2. Lake, Creek, Pond—The property has two spring-fed ponds and a live creek.

V. **OTHER INFORMATION:**

- A. Utilities Available—
  - 1. Electric—Oncor ((888-313-6862)
  - 2. Water—City of Athens at property (903-677-6621)
  - 3. Internet—Dish Network (800-333-3474)
  - 4. Telephone—CenturyLink (877-862-9343)
  - 5. Natural Gas—None available.
  - 6. Sewer—Septic system required.

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

- B. Restrictions—Subject to any restrictions of record.
- C. Easements—Subject to any visible and apparent easements and any easements of record including, but not limited to an Atmos gas pipeline.
- D. Zoning—
  - 1. Approximately 32.33 acres located with the city limits—Zoned “PD”, Planned Development
  - 2. Approximately 179.650 acres located adjacent to the city limits—Classified as “Agricultural” by the Henderson County Appraisal District
- E. Traffic Count—Approximately 15,355 per day per the Texas Department of Transportation (TxDOT)

**VI. TAXES AND TAXING AUTHORITIES:**

- A. Henderson County
- B. Athens Independent School District
- C. Estimated Taxes—Approximately \$607.11 per year with exemptions or approximately \$11,870.78 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.***

**VII. 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.

**VIII. REMARKS:**

ATHENS, TEXAS - Approximately 211.98 rolling acres located on Loop 7. This property is highlighted by rolling terrain, scenic vistas, a creek, natural springs, and open and wooded areas. "Where East Texas Begins!" An additional 65.33 acres located on the south side of Loop 7 is also available. See Broker for details.

The property currently has an ag lease on the property. Please keep all gates closed while on the property and when leaving the premises.

***\*\*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.***

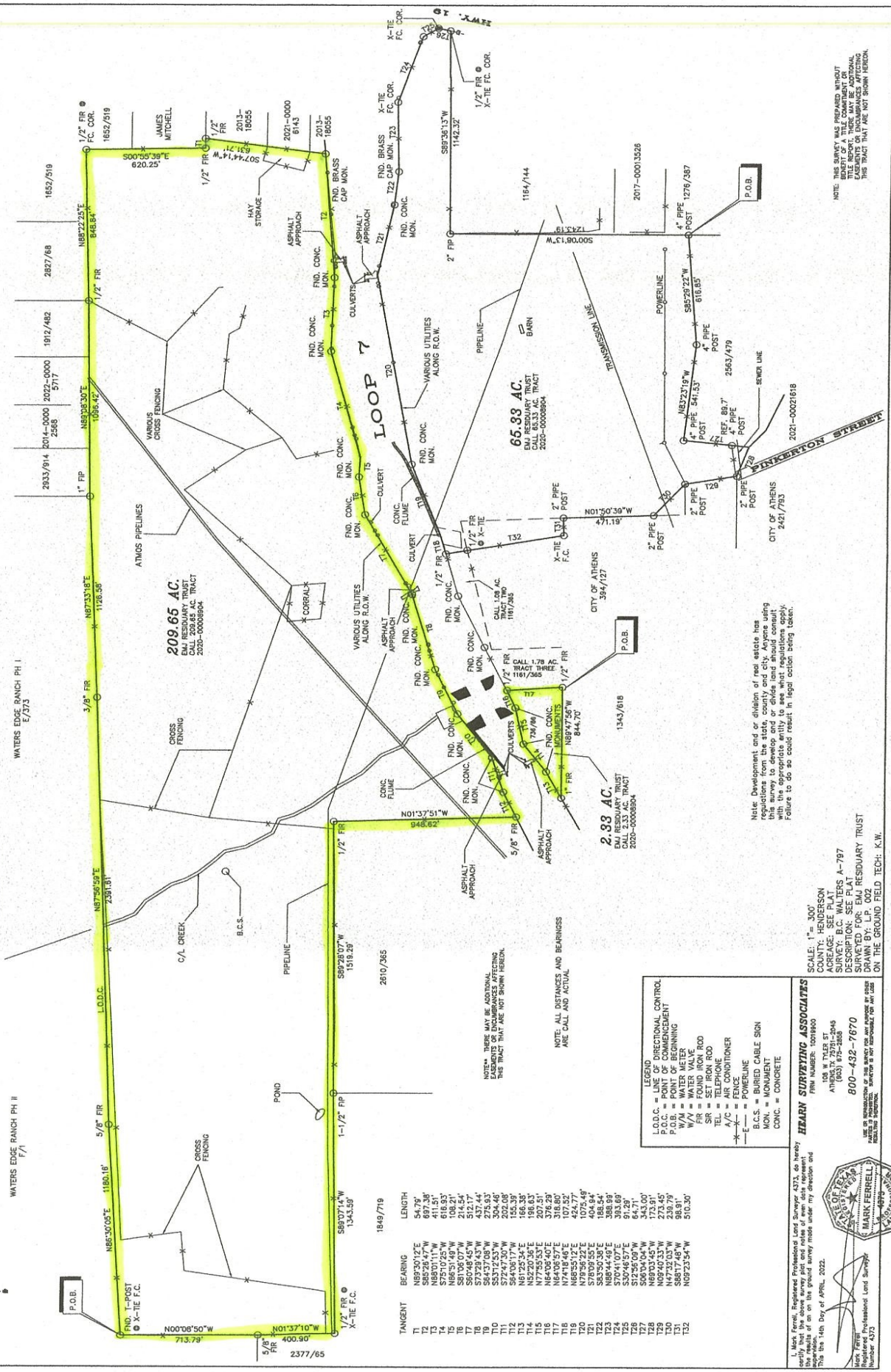








Line of Directional Control  
See Plat A-797  
Red 63, State Plane Zone 2,  
Zone 5551, FIPS 4502,  
Tense-North Central



WATERS EDGE RANCH PH II  
1/1

WATERS EDGE RANCH PH I  
1/1

TANGENT	BEARING	LENGTH
T1	S47°31'00\"	54.73
T2	S89°20'42\"	411.51
T3	N89°01'11\"	618.93
T4	N75°10'25\"	214.54
T5	N85°08'07\"	512.17
T6	S56°48'45\"	437.44
T7	S72°29'42\"	202.08
T8	S53°17'52\"	155.39
T9	S57°47'50\"	324.48
T10	S53°17'52\"	155.39
T11	S57°47'50\"	324.48
T12	S53°17'52\"	155.39
T13	S57°47'50\"	324.48
T14	N77°52'53\"	198.63
T15	N77°52'53\"	198.63
T16	N6°09'40\"	376.29
T17	N74°19'46\"	107.52
T18	N6°09'40\"	376.29
T19	N74°19'46\"	107.52
T20	N6°09'40\"	376.29
T21	N74°19'46\"	107.52
T22	N6°09'40\"	376.29
T23	N74°19'46\"	107.52
T24	N6°09'40\"	376.29
T25	N74°19'46\"	107.52
T26	N6°09'40\"	376.29
T27	N74°19'46\"	107.52
T28	N6°09'40\"	376.29
T29	N74°19'46\"	107.52
T30	N6°09'40\"	376.29
T31	N74°19'46\"	107.52
T32	N6°09'40\"	376.29

- LEGEND
- L.O.D.C. = LINE OF DIRECTIONAL CONTROL
  - P.O.B. = POINT OF BEGINNING
  - W/M = WATER METER
  - W/V = WATER VALVE
  - S/R = SET IRON ROD
  - T/L = TELEPHONE
  - A/C = AIR CONDITIONER
  - F = FENCE
  - B.C.S. = BURIED CABLE SIGN
  - MON. = MONUMENT
  - CONC. = CONCRETE

SCALE: 1" = 300'

COUNTY: HENDERSON

PLAT: A-797

SURVEYED FOR: EMJ RESIDUARY TRUST

DRAWN BY: L.P. 002

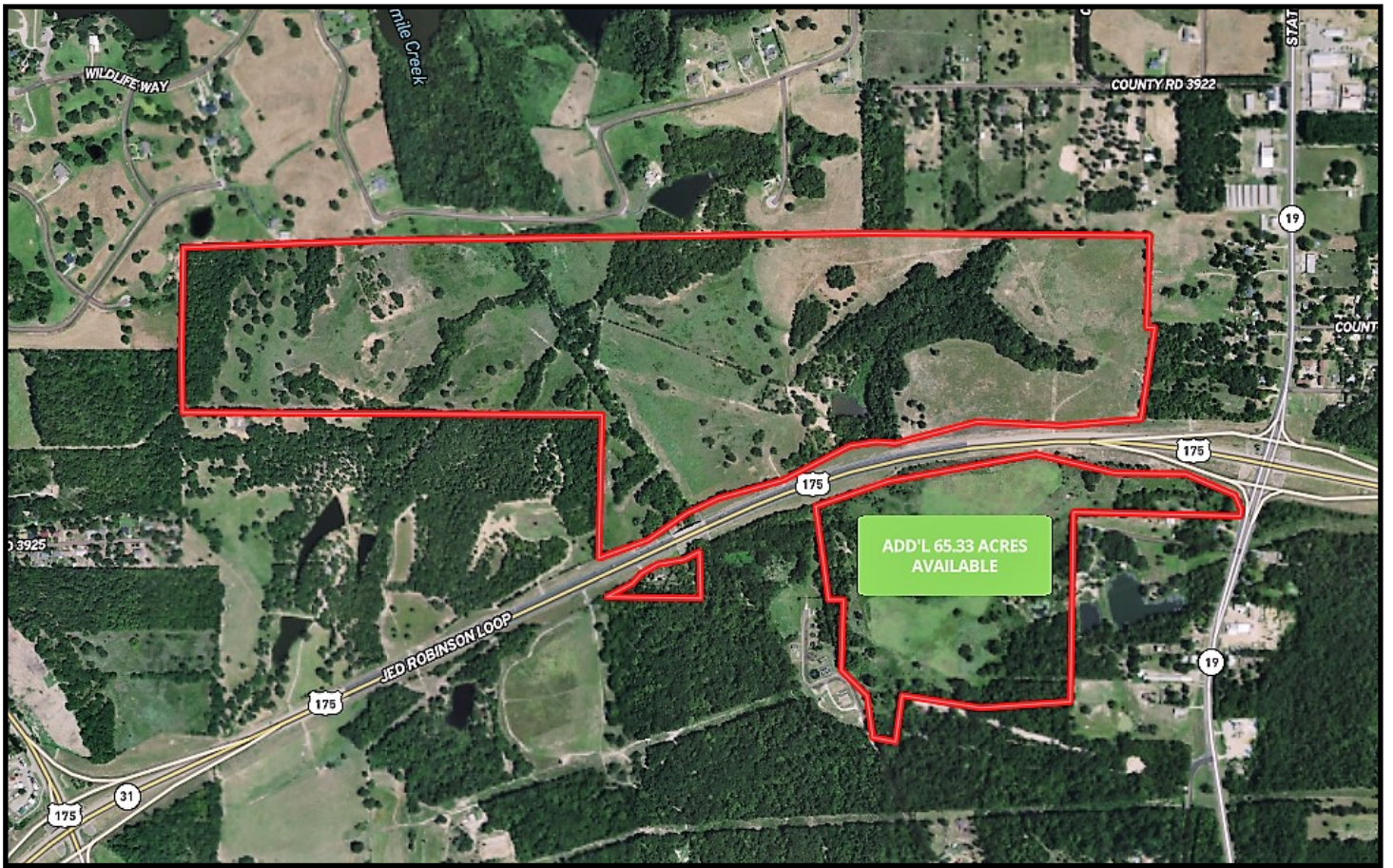
ON THE GROUND FIELD TECH: K.W.

**HEARN SURVEYING ASSOCIATES**  
FIRM NUMBER: 10019800  
108 W. TYLER ST.  
ATKINSVILLE, TN 37015-2945  
800-432-7670  
MARK FERRELL  
REGISTERED LAND SURVEYOR  
NUMBER 4273

NOTE: THIS SURVEY WAS PREPARED WITHOUT  
BENEFIT OF A TITLE COMMITMENT OR  
WARRANTY OF ANY KIND. THE SURVEYOR  
MAKES NO REPRESENTATION OR  
WARRANTY OF ANY KIND AS TO THE  
EXISTENCE OR NON-EXISTENCE OF  
INTERESTS OR ENCUMBRANCES AFFECTING  
THIS TRACT THAT ARE NOT SHOWN HEREON.

Note: Development and/or division of real estate has  
regulations from the state, county and city. Anyone using  
this survey to develop and/or divide land should consult  
the appropriate authorities. Failure to do so could result in legal action being taken.





Aerial View (Top) — Subject Property (211.98 Acres) and Additional 65.33 Acres Also Available.

Aerial View (Below) - Subject Property (211.98 Acres) Only.





