

**PROPERTY INFORMATION BROCHURE ON:**  
**“THE FAMILY HOMESTEAD”**  
**12272 PR 5210, MALAKOFF, TEXAS 75148**  
**BEING APPROXIMATELY 12.95 ACRES AND IMPROVEMENTS**  
**LOCATED IN THE M. D. BLUE SURVEY A-84**  
**HENDERSON COUNTY, TEXAS**



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- I. **LOCATION:** Property is located approximately three miles north of the Cross Roads Community and south of Athens and Malakoff.
- A. Directions—From Athens, take Hwy 59 south past the Shady Oaks Community to CR 1200. Turn right (west) go approximately two miles to PR 5210. Turn left (south). Property is at the end of the road on a cul-de-sac.
- B. GPS Coordinates—
1. Latitude— 32.081187
  2. Longitude— -95.954151
- II. **ASKING PRICE:** See website for pricing.
- III. **FINANCING INFORMATION:**
- A. Existing—Clear
- B. Terms—
1. Cash
  2. Conventional
  3. FHA
  4. VA
- IV. **PROPERTY DESCRIPTION:**
- A. Improvements—
1. Main Dwelling—Approximately 1,400 square feet per the Owner, custom constructed 3 bedroom, 2 bath home with spacious front and back covered porches.
    - a. Age Built—2022
    - b. Features of the Home— Open floor plan with simple lines are adjacent to the kitchen. The split bedroom floorplan offers privacy for guest.
      - 1) Master Bedroom (16’ x 14’) with private bath, shower and tub combination with ceiling fan and walk in closet.
      - 2) Bedroom #2 (13’ x 13’) and Bedroom # 3 (14’ x 12’) with ceiling fan and closet in each
      - 3) Kitchen (15’ x 13’) with open setting, breakfast bar, dining area, and granite countertops
      - 4) Utility Room
    - c. Construction—
      - 1) Metal building constructed on slab with metal roof and siding
      - 2) Central A/C and Heat
      - 3) Septic Tank—Leachfield design
      - 4) Water Well—Approximately 600’ in depth

- d. 2 Car Garage (20' x 20') with electric door opener and an approximately 400 square foot storm room.
  - 2. Pre-Engineered Storage Building, (14' x 60') with power constructed on a pier and beam foundation.
- B. Terrain —
  - 1. Soil—Sandy loam soil
  - 2. Rolling/Hilly/Flat—Gently rolling with access to two shared ponds
  - 3. Wooded or Open—Mostly open with scattered trees
  - 4. % in Production — 95% in open pasture
  - 5. Road Frontage—Approximately 100' on PR 5210
- C. Water Source—
  - 1. Community Water—None
  - 2. Lake, Creek, Pond —Property features two shared ponds.
  - 3. Private Water Well—Approximately 600' deep
- D. Other Information—
  - 1. Utilities—
    - a. Electric—Oncor (888-313-6862)
    - b. Water —Well
    - c. Septic—Leachfield system
    - d. Gas—None

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

- 2. Easements—
    - a. Electrical easement on property.
    - b. Subject to all visible and apparent easements and any easements of record.
  - 3. Restrictions—
    - a. Subject to any restrictions of record.
    - b. See Broker for copy of restrictions.
  - 4. Property Owners Association—The property is located in the Post Oak Meadows Subdivision (an unrecorded subdivision).
    - a. Annual Dues—\$300.00 per year
    - b. Mandatory Membership
    - c. Contact information can be provided upon request.
  - 5. Non-Realty Items Available to Purchas. (Items do not convey with sale.)
    - A. Washer and Dryer—\$900.00
    - B. Utility Shed (12' x 20')—\$6,000.00
    - C. Tractor C-12 73—\$5,500.00
    - D. Two 1500 gallon propane tanks

V. **TAXING AUTHORITY AND TAXES:**

- A. Henderson County
- B. Cross Roads Athens Independent School District
- C. Total Estimated Taxes—Approximately \$1,196.00 per year with exemptions per the Henderson County Appraisal District.

***Note: Prospective Buyer is hereby given notice that the property could be subject to a Roll Back Tax and Broker advises any prospective Buyer to consult the Henderson County Appraisal District.***



VI. **MINERALS:**

- A. Oil and Gas Minerals—Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller's predecessors in title.
- B. Surface Minerals—100% of all surface minerals owned to be conveyed. Surface minerals including but not limited to clay, lignite, iron ore, top soil, sulfur or any mineral which if mined is done by surface mining operations.

VII. **REMARKS:**

Enjoy remarkable sunsets and sunrises from the covered porches. The solitude of the country awaits.

***\*\* 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. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at [www.stevegrant.com](http://www.stevegrant.com).***















