

**PROPERTY INFORMATION BROCHURE ON:
“RIVENDALE IN THE EAST TEXAS HILLS”
APPROXIMATELY 12.04 ACRES AND IMPROVEMENTS
LOCATED IN THE J. P. WALTON SURVEY A-810
BEING OTHERWISE KNOWN AS
750 ACR 451
PALESTINE, ANDERSON COUNTY, TEXAS 75803**



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“Rivendale” – Experience the serenity of 12.04 acres which boasts two wonderful residences and bunkhouse in the beautiful Pinewoods of East Texas designed for inclusion but ideal for times of personal reflection.

This multi-generational homestead has two homes and a bunkhouse for additional guest, rec room, man cave, etc as well as outbuildings for small livestock, a chicken coop, and a large garden plot. The pasture could be cross fenced for livestock. The property is ideal for horses, surrounded on three sides by woods and has frontage on a county road. There is also a well that could be used for watering.

Main Dwelling (1,385 sq. ft.) – A quaint cottage with two bedrooms, two baths and a private office that could be used as a third bedroom. Inside you will find many new updated features – thermal picture windows in the main living area, kitchen cabinet doors and hardware, flush mount LED lights in the kitchen, electric stove, chandelier and fans, plush carpet in the Owner’s suite, ceramic tile in the en-suite, exterior doorknobs and locks, and fresh paint throughout making this home move-in ready! There is also an efficient wood-burning cook stove with oven to heat and cook on if the power goes out.

The separate two car garage/shop combo (800 sq. ft.) offers plenty of space to create or do repairs and has two loft areas for extra storage of materials.

Mobile Home (1,560 sq. ft.) – The second three bedroom, two bath home is currently being used as a Wellness Center. It has new flooring in each of the three bedrooms, a composite (TREX) ADA ramp and deck to the front door and the same composite deck at the back door connecting to the bunkhouse. Both homes come with a washer and dryer, refrigerator and range. The main house also has a deep freezer to store your harvest.

The bunkhouse has a bathroom and large open space for you to arrange as your imagination guides you.

The main dwelling has a new roof (2014) and the mobile home roof was replaced in 2018.

Truly a rare find having multiple homes for extended family or your business in a peaceful setting. “Rivendale” is a special place that refreshes the heart and at the same time a place to enjoy the solitude of the East Texas hills.

- I. **LOCATION:** The subject property is location north of Palestine and south of Athens, Texas approximately three miles ENE of the Montalba Community.

Directions: From Athens or Palestine, take Texas Highway 19 (south from Athens, north from Palestine) to Montalba. Turn east on FM 321 and go approximately two miles to ACR 451 and turn north (left) and proceed approximately 1.5 miles. The property is on the east (right) side of ACR 451. Look for signs.

Latitude: 31.885915000000001

Longitude: -95.700113000000002

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. Improvements—

1. Main Dwelling—Classic East Texas Farmhouse! Quaint, updated and ready to move into.

a. Two bedroom, two bath

b. Open living room (22' x 15') with wood-burning, old fashioned cook stove and joins the kitchen and dining room

c. Breakfast area with set-up bar in kitchen

d. Kitchen (14' X 13') with electric range/oven, dishwasher and refrigerator

e. Dining room (18' x 16')

f. Master suite with walk-in closet, ceiling fan, ornamental fireplace (not functional), built-in bidet and shower/tub

g. Guest bedroom (14' x 13') with ceiling fan

h. Office (8' x 7')—Could be a third bedroom

i. Utility room (12' x 8')

j. Work area off kitchen (15' x 8')

k. Open air deck

l. Construction—Combination slab and pier and beam foundation, composition roof, brick veneer and vinyl siding

m. Age— Home was constructed in stages.

n. Square Footage—Approximately 1,385 square feet per the Anderson County Appraisal District

2. Shop/Garage—

a. Steel building with overhead doors and power

b. Square Footage—Approximately 800 square feet

3. Guest/Spa Retreat—

- a. Mobile home (2008 Oak Creek Pinnacle Model – 30' x 52', Label #NTA 1480021, Serial #0C050916888A)
 - b. Three bedroom, two bath home in immaculate condition with open living room, dining area, set-up bar, full kitchen, utility room and central air/heat
 - c. Walk-up deck built with engineered materials to add for extra life
 - d. Composition roof
 - e. Septic system shared with bunkhouse
 - f. Currently being used as a spa retreat/wellness center
4. Bunkhouse (Approximately 12' x 30')—
 - a. Open area with bath and window unit for air. There is no heat at this time.
 - b. Connects to guest/spa retreat building by deck
5. Stables
6. Other Facts—
 - a. Sale includes washer, dryer, refrigerators, ranges/ovens and deep freezers in the main dwelling and the mobile home. Items being conveyed are being conveyed “as is, where is” without warranty.
 - b. Aluminum covered carport
 - c. Old Water Well—An old water well is located on the property. Owner makes no warranty of condition or status of well nor the quality of water if produced.
- B. Terrain—
 1. Soil—Sandy loam soil with some shallow clay
 2. Rolling/Hilly/Flat—Gently rolling pastoral view with scattered hardwoods and pines
 3. Open or Wooded—Approximately 30% open and approximately 70% wooded
 4. % in Production—Approximately 30% in pasture
- C. Road Frontage— Approximately 100' (not verified) of road frontage on ACR 451
- D. Water Source—
 1. Community Water—Brushy Creek Water Co-op
 2. Lake, Creek, Pond—Wet weather creek

V. OTHER INFORMATION:

- A. Utilities Available—
 1. Electric—TVEC (972-932-2214)
 2. Water—Brushy Creek Water Co-op (903-540-2488)
 3. Internet/Telephone—Bright Speed (844-595-0525)
 4. Natural Gas—None available.
 5. Sewer—Septic system

****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—
 - 1. Pipeline easement recorded in Volume 800, Page 524, Real Property Records, Anderson County, Texas. See plat attached hereto.
 - 2. Brushy Creek Water Cop-op easement recorded in Volume 849, Page 157, Real Property Records, Anderson County, Texas. See plat attached hereto.
 - 3. Trinity Valley Electric Co-op (TVEC) service powerline
 - 4. Notice of Ground Water Conservation District—Property is located in the Neches & Trinity Valley Groundwater Conservation District. For further information, visit their website at www.ntvgcd.org or call them at (903)541-4845.

VI. TAXES AND TAXING AUTHORITIES:

- A. Anderson County
- B. Palestine Independent School District
- C. Estimated Taxes—Approximately \$2,871.22 per year with exemptions per the Anderson County Appraisal District

****Note: Property currently has a agricultural exemption on the property. All Purchasers must file an application with the Anderson County Appraisal District to continue exemptions. Exemption is subject to the approval of the Anderson 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:

RIVENDALE—A place to recharge, replenish and relax. The comfort of East Texas living is here! Come enjoy and experience a different way of life!

***** 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.***



Main Cottage/Dwelling



Living/Dining Area



Living/Dining Area – View 2



Kitchen



Dining/Living Area



Master Bedroom



Master Bedroom – Closet



Master Bedroom – Bathroom



Guest Bedroom



Guest Bedroom



Office/Small Bedroom



Work Room



Utility Room



Deck



Side/Back View



View from Garden



Main Cottage & Garage



Garage



Garage – Interior View



Garage – Interior View 2



View of Grounds





Views of Spa Building (Manufactured Home) & Grounds



Lobby Area



Kitchen Area



Lobby & Kitchen Area



Spa Room 1



Spa Room 2



Spa Room 3



Bathroom



Bathroom 2



Utility Room



Deck



Bunkhouse



Bunkhouse – Interior View



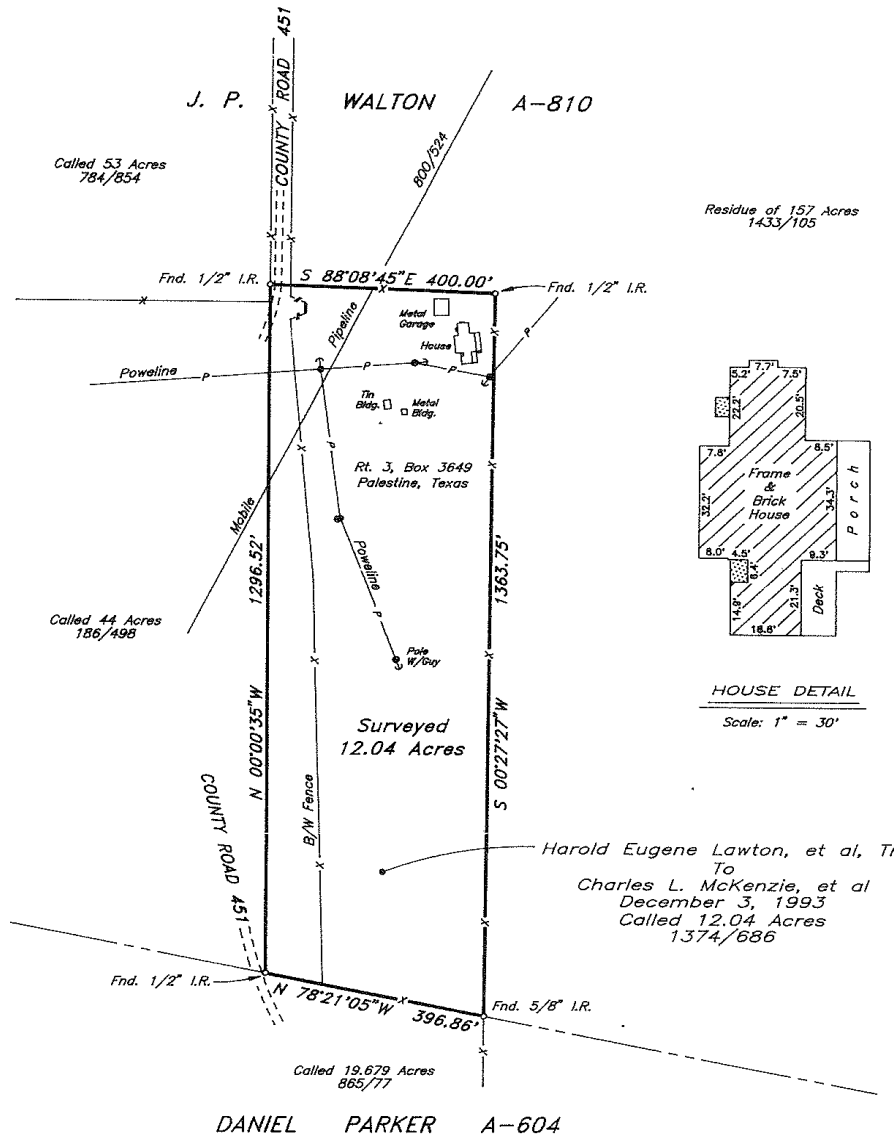
View of Garden



Small Stables







Bearings are based on the West line of the 12.04 acre tract in Vol. 1374, Pg. 686 of the Anderson County Land Records. Called N 00°00'35"W.

I hereby certify that this map is an accurate representation of a survey made on the ground under my supervision in July, 1996. To the best of my knowledge the dimensions and locations of all improvements are as shown hereon. To the best of my knowledge there are no encroachments or visible easements except as shown hereon and according to the HUD Anderson County Community Panel Number 480001 0007A, dated January 24, 1978, this property is not located in a Flood Zone. Easements recorded in Vol. 800, Pg. 524 and Vol. 849, Pg. 157 of the Anderson County Land Records affect this property to the best of my knowledge.

A Field Note Description contains additional details and is a part of this survey.

This survey was performed for a specific transaction and use for any other purpose or by any other party is done at the users risk and the undersigned surveyor is not responsible for any loss resulting from that use.

Carroll L. Smith
CARROLL L. SMITH
Registered Professional Land Surveyor
State Of Texas Number 4181



SURVEY MAP

SHOWING 12.04 ACRES IN THE
J.P. WALTON SURVEY A-810
ANDERSON COUNTY, TEXAS

SCALE: 1" = 200'

JULY, 1996

IVES TECHNICAL SERVICE
P.O. BOX 1561 (903) 729-7206
PALESTINE, TEXAS 75802

