

**PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 66.157 ACRES
LOCATED IN THE J. J. MARTINEZ SURVEY A-993
BEING OTHERWISE KNOWN AS
TBD FM 315
LARUE, HENDERSON COUNTY, TEXAS 75770**



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TBD FM 315
LARUE, HENDERSON COUNTY, TEXAS 75770**

- I. **LOCATION:** The subject property is located in LaRue, Texas.
- A. Directions: From Athens, travel approximately 17 miles east on Highway 175. Take a left on Highway 175 Business in Poynor. Take a left at the stop sign and travel approximately 4.5 miles and the property will be on the right.
- B. Latitude: 32.125109999999999
Longitude: -95.572824999999995
- II. **ASKING PRICE:**
- A. 66.157 Acres—See website for pricing.
- B. If divided and sold in two separate parcels—
1. 58 +/- Acres—See website for pricing.
 2. 7 +/- Acres—See website for pricing.
- III. **FINANCING INFORMATION:**
- A. Existing—Clear
- B. Terms—
1. Cash
 2. Conventional
- IV. **PROPERTY DESCRIPTION:**
- A. 1. Site—Approximately 66.157 acres with no improvements.
2. Fencing—The property is fenced with barbwire fencing.
- B. Terrain —
1. Soil—Sandy loam soil
 2. Rolling/Hilly/Flat—Rolling
 3. Wooded or Open—Approximately 50% wooded and approximately 50% open in Improved pasture
 4. Road Frontage—The property has approximately 2,236' on FM 315.
- C. Water Source—
1. Community Water in the area, but not on the property.
 2. Lake, Creek, Pond —Pond
- D. Other Information—
1. Utilities—
 - a. Electric—Trinity Valley Electric Co-op (972-987-2782)
 - b. Water—Poynor Community Water Supply (903-876-4001)
 - c. Sewer—None. Septic system required.
 - d. Internet —Fiber optic cable is being installed at the road for high speed internet.

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

2. Easements—Subject to all visible and apparent easements and any easements of record.
3. Restrictions—Subject to any restrictions of record. See Broker for copy of restrictions.

V. **TAXING AUTHORITY AND TAXES:**

- A. Henderson County
- B. LaPoynor Independent School District
- C. Total Estimated Taxes—Approximately \$4,470.90 with exemptions per the Henderson County Appraisal District

Note: The property currently has an ag exemption in place.

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.

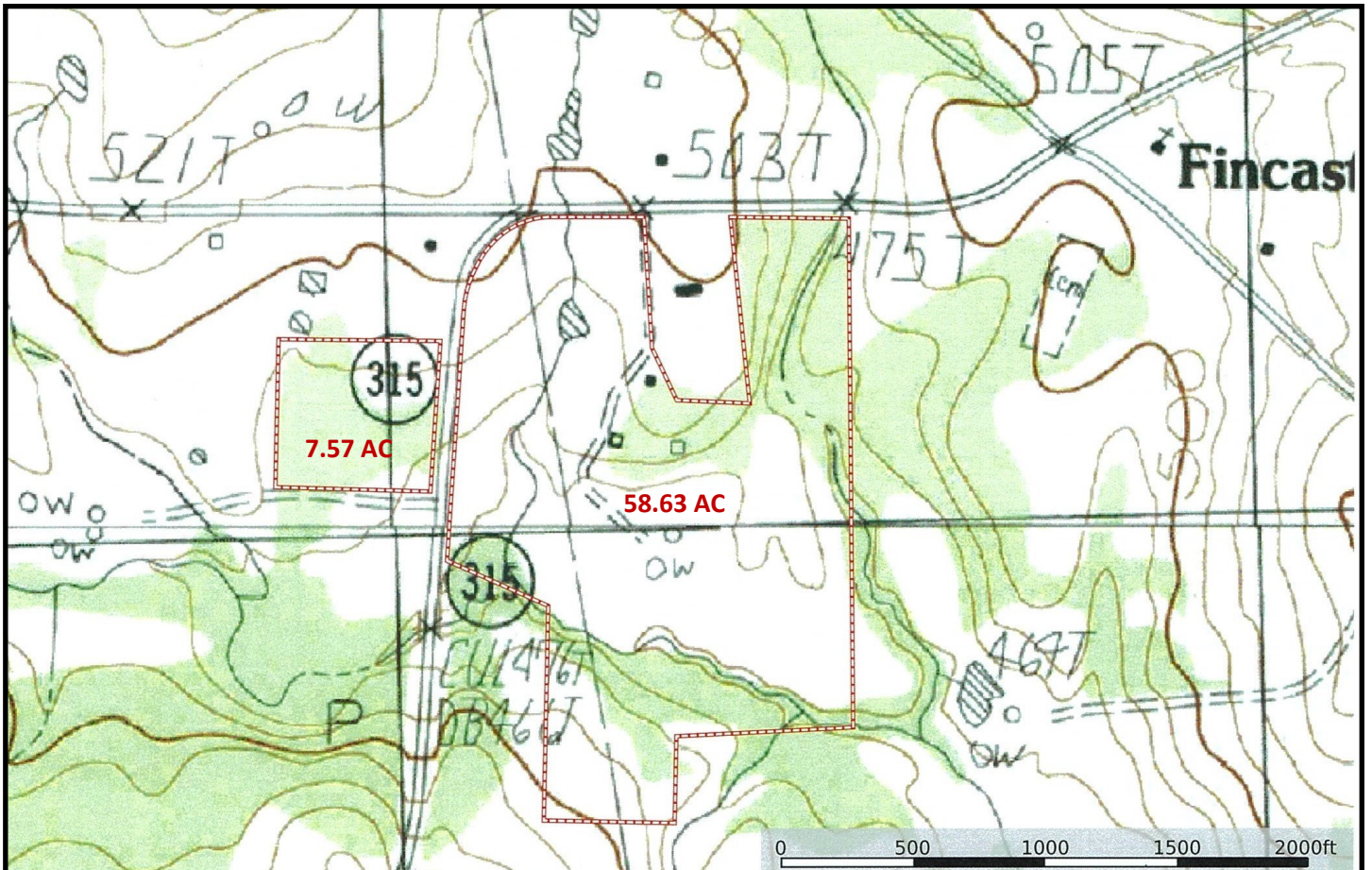
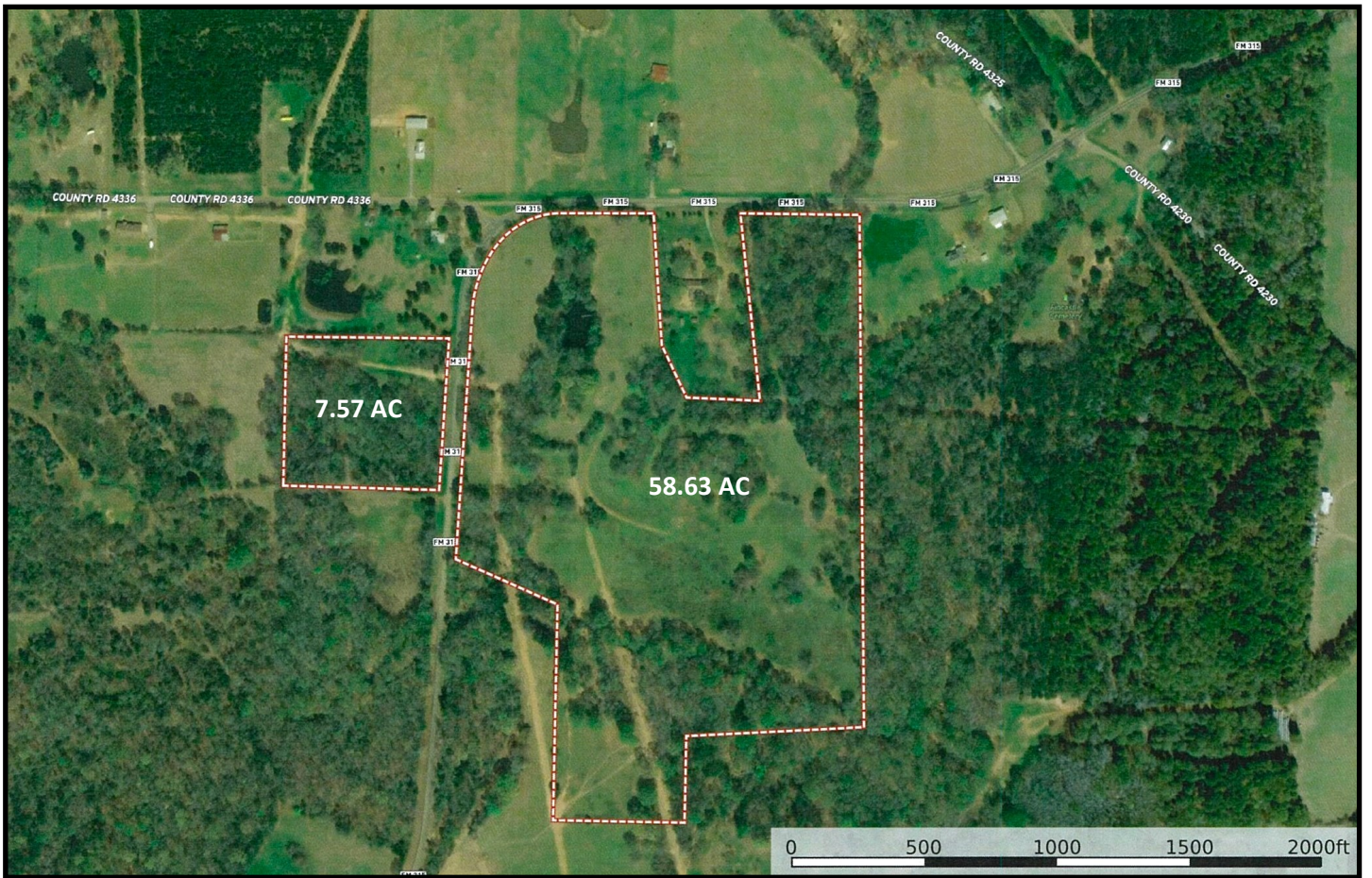
VII. **REMARKS:**

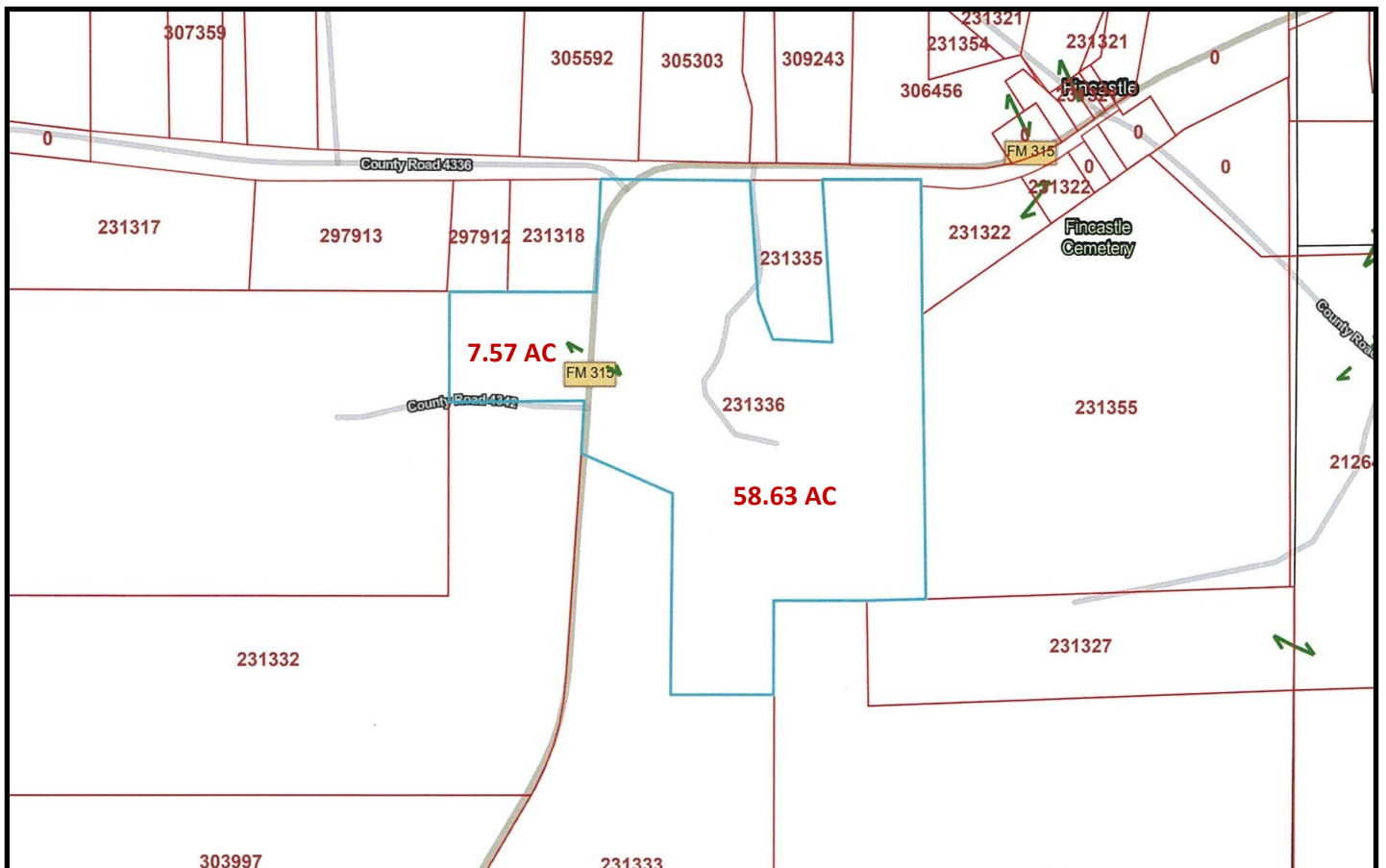
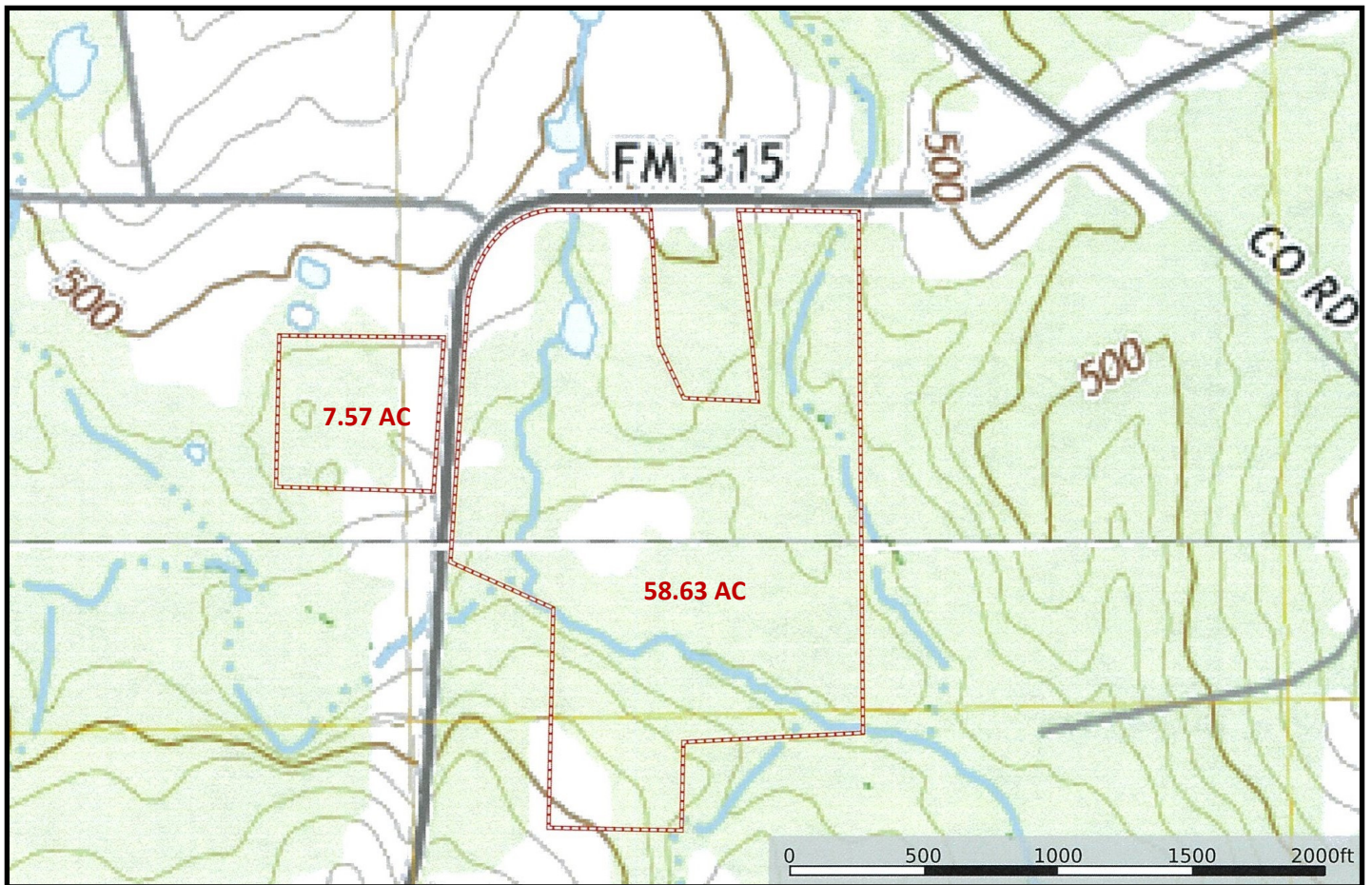
Situated in the highly sought-after area of East Texas., this expansive 66.157-acre tract offers a unique opportunity for agriculture or investment.

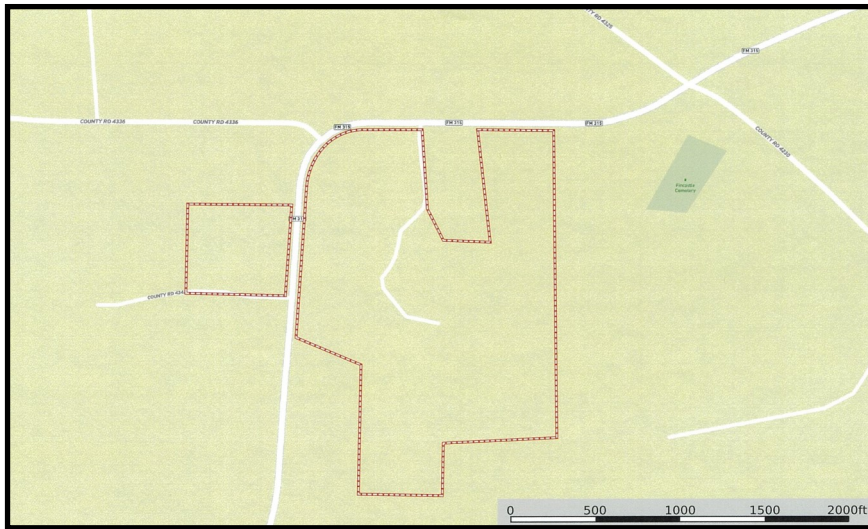
***** Note: This material is based upon information which we, Steve Grant Real Estate LLC, consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, 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.***











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