

***“HILLSIDE LODGE”***  
***On 45.715 Rolling Acres***  
***8170 CR 3823***  
***Murchison, Texas 75778***



**PROPERTY INFORMATION BROCHURE ON:**  
**“HILLTOP LODGE”**  
**APPROXIMATELY 45.715 ACRES AND IMPROVEMENTS**  
**LOCATED IN THE A. ANGLIN SURVEY A-220**  
**BEING OTHERWISE KNOWN AS**  
**8170 CR 3823**  
**MURCHISON, HENDERSON COUNTY, TEXAS 75778**

- I. **LOCATION:** The subject property is located approximately 11 miles east of Athens in the Murchison, Texas Community.
- A. Directions — From Athens, take Texas Highway 31 East, go through the City of Murchison and proceed approximately one mile. Turn north (left) on CR 3823 and go to the end of the road. The road dead ends at the property.
- B. GPS Coordinates —
1. Latitude 32.287483199999997
  2. Longitude -95.722178799999995
- 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 — Located on a gently rolling hillside, the home was constructed in 1978 under a canopy of native East Texas foliage and magnolias. The home has approximately 2,434 square feet of living area (per the Henderson County Appraisal District).
    - a. Three bedroom, three bath two-story home with large living area with a wood-burning fireplace with heatator
    - b. Dining area connected to kitchen.
    - c. Kitchen has electric range and oven and dishwasher.
    - d. Large den on bottom level of home with lots of storage
    - e. Upstairs features three bedrooms and two full baths with sitting area in main bedroom

- f. Other features —
    - 1) Central air/heat (heat pump)
    - 2) Slab foundation
    - 3) Brick veneer exterior
    - 4) Enclosed sunporch
    - 5) Septic tank
    - 6) All electric
    - 7) Drive through carport
    - 9) Attached storage room/workshop with approximately 216 square feet per the Henderson County Appraisal District
  - 2. Barn — Approximately 864 square feet with metal siding and dirt floor
  - 3. Detached Storage Building — Approximately 196 square feet per the Henderson County Appraisal District
  - 4. Property is fenced and cross-fenced.
- B. Terrain — Located at the top of “Murry Hill” with gently rolling contours. The present look of the property combines sculpted open areas, design for agricultural use and wooded areas with scattered nature trails, openings ideal for wildlife and excellent potential for hunting.
  - 1. Soil — Sandy loam
  - 2. Rolling/Hilly/Flat — Rolling terrain
  - 3. Wooded or Open — Approximately 55% wooded and 45% open in native pasture land
  - 4. % in Production — Approximately 20-25 acres
- C. Frontage —
  - 1. Road Frontage — Approximately 250’ frontage on CR 3823
  - 2. Railroad Line Frontage — Approximately 1,360’ on railroad line. The Union Pacific Railroad Line borders the north property line
- D. Water Sources —
  - 1. Community Water — Bethel Ash Water Supply Corporation (903-675-8466)
  - 2. Lake/Creek/Pond — Natural wet weather draws and possible small pond location
- E. Utilities —
  - 1. Water — Bethel Ash Water Supply Corporation (903-675-8466)
  - 2. Electric — TVEC (972-932-2214)
  - 3. Sewer — Septic system
  - 4. Internet — Hot Spot Recommended
- \*Note: Broker does not warrant utilities. Broker advises any prospective Buyer to verify availability of utilities with various utility companies.***
- F. Restrictions — Subject to any restrictions of record.

- G. Easements —
  - 1. Subject to any visible and apparent easements and any of record.
  - 2. Electrical easement for transmission and service to property
  - 3. Community water service easement to allow service to the property
  - 4. Gas pipeline easement

V. **TAXING AUTHORITIES AND TAXES:**

- A. Henderson County
- B. Murchison Independent School District
- C. Total Taxes - Approximately \$1,771.07 with exemptions per year or approximately \$4,534.93 without exemptions per year 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 contact the Henderson County Appraisal District. Exemptions may apply.*

VI. **MINERALS:**

- A. Oil and Gas — None go with sale. Subject to owner predecessors in title to all oil, gas and liquid hydrocarbons.
- B. Surface Minerals — Seller to convey 100% of all surface minerals owned. Surface Minerals including but not limited to clay, lignite, iron ore, top soil, sulphur or any mineral which if mined is done by surface mining operations.

VII. **REMARKS:**

Owned by an estate and is priced “as is” and ready for sale. This rustic setting with opportunity ag, recreational and wildlife enjoyment. Ideally suited for a family gathering destination or hunting lodge.

*\*\* 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).*















