

6044 FM 804 LaRue, Texas “Our Country Home”



Price Reduced - BEST VALUE IN HENDERSON COUNTY! A country home located just E of Athens in the quiet Baxter Community. Leave the world at the gate and discover this two-story 5BR/4.5B home with a hilltop view on 22.115 rolling acres. Go back to simple times as you sit overlooking rolling hills in a pastoral setting. The custom-constructed home has a formal living area with a wood-burning fireplace, a den, a formal dining area and breakfast area, and an office. This home transcends generations. Formerly a successful Bed & Breakfast this home is full of character, southern charm and endless possibilities.

PROPERTY INFORMATION BROCHURE ON:
“OUR COUNTRY HOME”
22.115 ROLLING ACRES LOCATED IN THE
J.T. JONES SURVEY A-414 AND THE I & G RR CO SURVEY A-350
BEING OTHERWISE KNOWN AS
6044 FM 804
LARUE, HENDERSON COUNTY, TEXAS 75770

- I. **LOCATION:** The property is located approx. 8 miles E. of Athens in the quaint Baxter Community. Gently rolling terrain with a hill to view.
- A. Directions — Take US Hwy 175 E from Athens to FM 804. Turn left (north) on FM 804. The property is on the right approximately .25 miles on the right.
- B. GPS Coordinates —
1. Latitude 32.163472
 2. Longitude -95.745681
- 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 — Custom constructed in 1984, this two-story country home transcends time and takes one back to simpler times.
 - a. 5 bedrooms (with 2 master bedrooms, 1 on each floor) and 4.5 baths
 - b. Covered front porch overlooks pastoral setting and the hills of East Texas
 - c. Formal living area with tall ceiling, crown molding, brick floors, woodburning fireplace and ceiling fan.
 - d. Library/study adjacent to main living area with built-in bookcases, tall ceiling, woodburning fireplace and ceiling fan
 - e. Sun porch, screened-in with ceiling fan
 - f. Master bedroom downstairs with bathroom with large tub and shower, spacious closet
 - g. Formal dining area with built-in hutch

- h. Kitchen with custom brick floors, electric range and oven, crown molding, breakfast area, butler's and pantry (dishwasher is not in working order)
- i. Private Office
- j. Upstairs —
 - 1) Spacious laundry
 - 2) Master bedroom upstairs with an elevated view of the property makes it difficult not to greet the morning in a good mood. Master bedroom has a large walk-in closet, and bathroom has tub and shower.
 - 3) Second bedroom with private bathroom
 - 4) Third and fourth bedrooms with Jack and Jill bathroom
- k. Construction Details —
 - 1) Age — Custom constructed in 1984 per the Henderson County Appraisal District
 - 2) Living Area — Approximately 3,116 sf (1,558 first floor/1,558 2nd floor) per the Henderson County Appraisal District)
 - 3) Slab foundation
 - 4) Composition roof — Approximately 7 years old per Owner
 - 5) Frame construction with wood siding
- l. All electric
- m. Septic system
- n. Central air and heat (second story not working)

B. Terrain-

- 1. Soil — Sandy loam
- 2. Rolling/Hilly/Flat — Rolling terrain
- 3. Wooded or Open — Approximately 96% open in costal bermuda and native green pasture
- 4. % in Production — None
- 5. Property perimeter is fenced with barbed wire

C. Road Frontage — The property is accessed by a 15' wide deeded easement.

D. Water Sources —

- 1. Community Water — Virginia Hill Water Supply Inc.
- 2. Lake/Creek/Pond — None

E. Utilities —

- 1. Water — Virginia Hill Water (903=675-7487)
- 2. Electric — TVEC (972-932-2214)
- 3. Septic system

****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 restriction of record and building restrictions.

- G. Easements —
1. Subject to any visible and apparent easements and any of record.
 2. Electrical easement
 3. Community water service easement to allow service to the property
 4. 15' wide deeded easement for accessing the property (See plat/aerial for location of easement.)

V. **TAXING AUTHORITIES AND TAXES:**

- A. Henderson County
- B. Athens Independent School District
- C. Total Taxes - Approximately \$8,330.00 with exemptions per year or approximately \$10,439.00 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:**

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To view a drone video of this property, please visit our website at www.stevegrant.com or go to <https://youtu.be/5DX5bq-b8I4>.

***** 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.***













