

**PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 22 ACRES
LOCATED IN THE M. A. RICE SURVEY A-670
BEING OTHERWISE KNOWN AS
14574 CR 1114
ATHENS, HENDERSON COUNTY, TEXAS 75751**



Offered Exclusively By:
STEVE GRANT REAL ESTATE LLC
CHRIS CURRAN, LISTING AGENT
406 East Corsicana Street | P.O. Box 350
Athens, Texas 75751
(903)675-3503 - Office (903)275-6625 - Cell
Website – www.SteveGrant.com / Email - Chris@SteveGrant.com

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- I. **LOCATION:** The subject property is located in Crossroads, Texas.
- A. Directions: From Athens, travel approximately 11 miles south on FM 59. Take a left on CR 1119, and travel two miles. Take a right on CR 1114, travel one mile, and the property will be on the right.
- B. Latitude: 32.075416564941406
Longitude: -95.916381835937500
- II. **ASKING PRICE:** See website for pricing.
- III. **FINANCING INFORMATION:**
- A. Existing—Clear
- B. Terms—
1. Cash
 2. Conventional
- IV. **PROPERTY DESCRIPTION:**
- A. 1. Site—Approximately 22 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—Primarily open with scattered trees
- C. Water Source—
1. Community Water in the area, but not on the property.
 2. Water well
- D. Other Information—
1. Utilities—
 - a. Electric—Trinity Valley Electric Co-op (972-987-2782)
 - b. Water—Well
 - c. Sewer—None. Septic system required.
 - d. Internet—Unknown

***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. Crossroads Independent School District
- C. Total Estimated Taxes—Approximately \$4,152.64 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 22-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.**





