

PROPERTY INFORMATION BROCHURE ON:

G-L RANCH

APPROXIMATELY 245.59 ACRES AND IMPROVEMENTS

LOCATED IN THE D. D. STARR SURVEY A-905

AND THE M. LENNOX SURVEY A-454

BEING OTHERWISE KNOWN AS

7601 CR 3700

ATHENS, HENDERSON COUNTY, TEXAS 75751





G-L RANCH is the kind of place people picture when they think about escaping to East Texas—quiet, expansive, and deeply connected to the land. Spanning roughly 245.59 acres, the property offers a rare mix of natural beauty and functional improvements, making it equally suited for recreation, a family legacy retreat, or a working ranch.

At its heart lies the approximately 20-acre effervescent spring-fed Echols Lake, a defining feature that brings both scenic value and year-round enjoyment. A second lake adds even more opportunity for fishing, wildlife watching, or simply taking in the stillness of the surroundings. The land itself is richly varied, with hardwood timber stands, native marsh areas, and open meadows woven together by trails that invite exploration—whether on foot, horseback, or ATV.

Wildlife thrives here, drawn to the diverse habitat and water sources, making the ranch appealing for hunting or nature observation. The setting feels secluded without being inaccessible, offering that balance many buyers look for but rarely find.

Improvements on the property support both comfort and utility. Two homes provide flexibility for multi-generational living or guest accommodations, while a detached shop and barn add practical infrastructure for equipment, livestock, or projects. An additional three-bedroom, two-bath manufactured home expands housing options even further, whether for caretakers, extended family, or rental potential.

Overall, Echols Lake Ranch captures the essence of East Texas ranch living—space, water, woods, and versatility—creating a setting where weekends turn into traditions and ownership becomes a long-term legacy.

GENERAL INFORMATION:

I. **LOCATION:** The subject property is located south of Murchison and north of Lake Athens.

A. Directions:

1. From Athens, take Texas FM 317 to left on CR 3704. At the intersection of CR 3700 and CR 3704, turn left and go approximately 1,000' and the property will be on the left.
2. From Tyler, take Texas Highway 31 West to FM 1803. Turn south (left) and proceed To the intersection of FM 317. Turn west (right) and go to CR 3700. Turn right and proceed approximately two miles. The property is on the left. Look for sign.

B. GPS Coordinates:

1. Latitude 32.250496
2. Longitude -95.73773

II. **ASKING PRICE:** See website for pricing.

III. **FINANCING INFORMATION:**

A. Existing—Clear

B. Terms—

1. Cash
2. Conventional

IV. **PROPERTY DESCRIPTION:**

A. Improvements—

1. Main Dwelling—Rustic lodge overlooking the peaceful waters of Echols Lake.
 - a. Three bedrooms, two and a half baths
 - b. Open living, kitchen and dining area with vaulted ceilings
 - c. Main living area (24' x 20') with wood-burning fireplace with stone hearth and heatator and hardwood flooring
 - d. Kitchen (20'x 15') with center work isle, microwave, oven and range
 - e. Construction—Steel structure with hardie-board exterior with metal roof constructed on a slab foundation. Home has a wrap-around porch with magnificent views of the property.
 - f. Square Footage—Approximately 1,776 square feet (per the Henderson County Appraisal District).

- g. Age—Constructed in 2008 (per the Henderson County Appraisal District)
 - h. All electric home with community water and septic tank
 - 2. Guest House—
 - a. Four bedrooms, three baths
 - b. Small living room with wood-burning fireplace, kitchen and dining room
 - c. Construction—Brick veneer with composition roof constructed on slab foundation with a basement
 - d. Square Footage—Approximately 3,190 square feet (per the Henderson County Appraisal District)
 - e. Age—Constructed in 1976 (per the Henderson County Appraisal District)
 - f. Electric, propane, community water and septic tank
 - g. Home is need of updating.
 - 3. Main Barn—Approximately 1,700 square feet with equipment storage constructed in 1958 (per the Henderson County Appraisal District)
 - 4. Barn #2 with Bath—
 - a. Square Footage—Approximately 1,200 square feet (per the Henderson County Appraisal District)
 - b. Water and power at the building
 - c. Located at the south side of the property with access to CR 3700
 - 5. Manufactured Home—
 - a. Three bedroom, two bath
 - b. Living, kitchen and dining area
 - c. Square Footage—Approximately 1,792 square feet (per the Henderson County Appraisal District)
 - d. Age—Constructed in 2007 (per the Henderson County Appraisal District)
 - e. Home serves as home for ranch manager and family
 - 6. Two Piers located on Echols Lake
 - 7. Property is fenced and cross-fenced.
- B. Terrain—
 - 1. Soil—Sandy loam and deep sandy soil
 - 2. Rolling/Hilly/Flat—Gently rolling
 - 3. Wooded or Open—Approximately 70% wooded with native hardwoods and other foliage such as dogwoods, hollies and sweet gum trees
 - 4. % in Production—Approximately 30% in open pasture with partially improved grass

- C. Road Frontage—The property has approximately 1,465' of road frontage on CR 3700
- D. Water Source—
 - 1. Community Water—Three water meters served by Bethel Ash Water Supply
 - 2. Lake, Creek, Pond—
 - a. Echols Lake—Approximately 20 acre spring-fed lake
 - b. Two ponds and natural marsh land
- E. Other Information—
 - 1. Utilities—
 - a. Water—Bethel Ash Water Supply (903-675-8466)
 - b. Electric—Trinity Valley Electric Co-op (972-932-2214)
 - c. Sewer—Septic tank
 - d. Internet—Unknown
 - e. Telephone—Brightspeed (844-595-0525)

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

- 2. Restrictions—Subject to any restrictions of record.
- 3. Easements—Subject to any visible and apparent easements and any easements of record.
- 4. Gently winding trails run throughout the property for walking, nature hikes, hunting and transversing by vehicle and/or ATVs
- 5. Deer stands and feeders remain with the sale of the property after closing.
- 6. Fish Management Program—See Broker for details.

V. TAXING AUTHORITY AND TAXES:

- A. Henderson County
- B. Brownsboro Independent School District
- C. Total Estimated Taxes—Approximately \$27,492.99 per year with exemptions (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 consult the Henderson County Appraisal District.***

VI. 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.

VII. **REMARKS:**

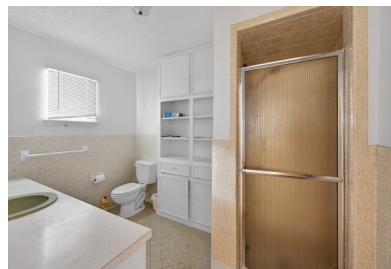
This rustic retreat with multiple attributes provides a place of solitude in a peaceful setting, adventure and excitement for all. Discover this fantastic offering carved out of the East Texas countryside that spans generations.

***** Note: This material is based upon information which we, Steve Grant Real Estate LLC, consider reliable, but because it was 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.***

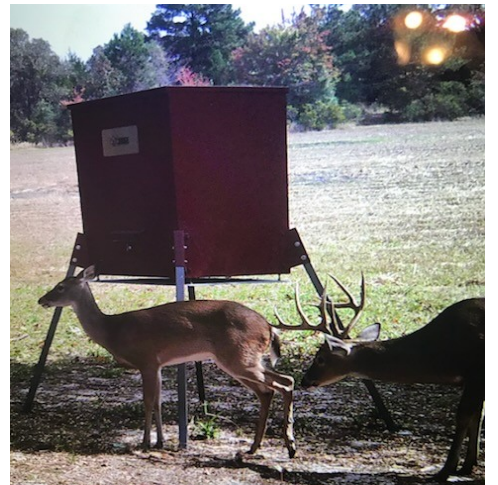




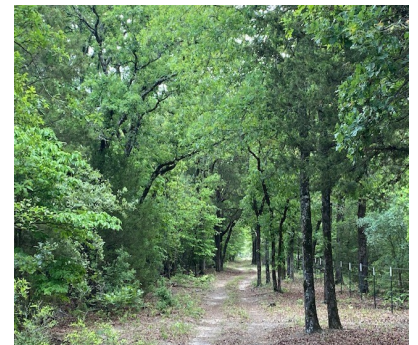


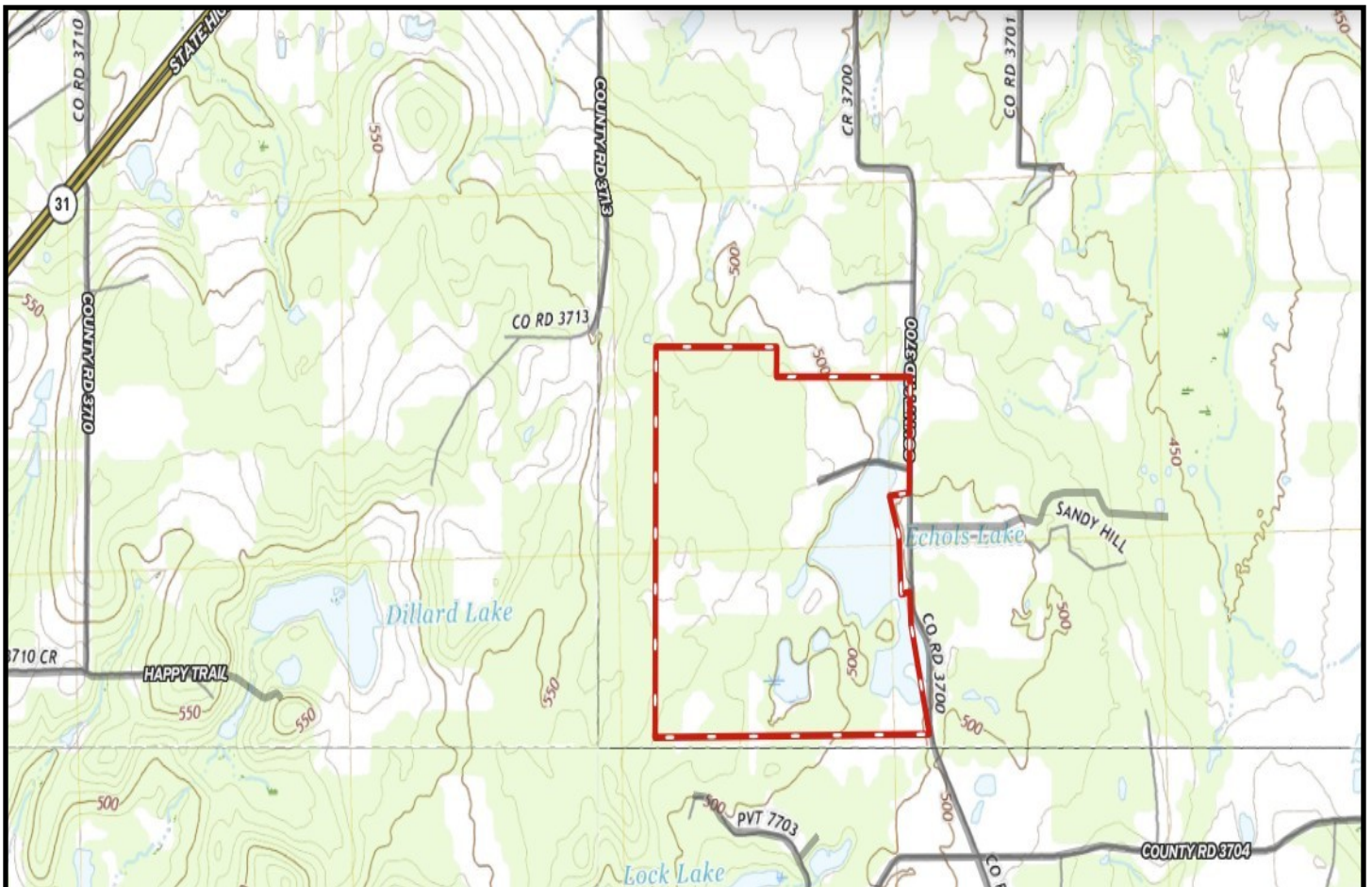
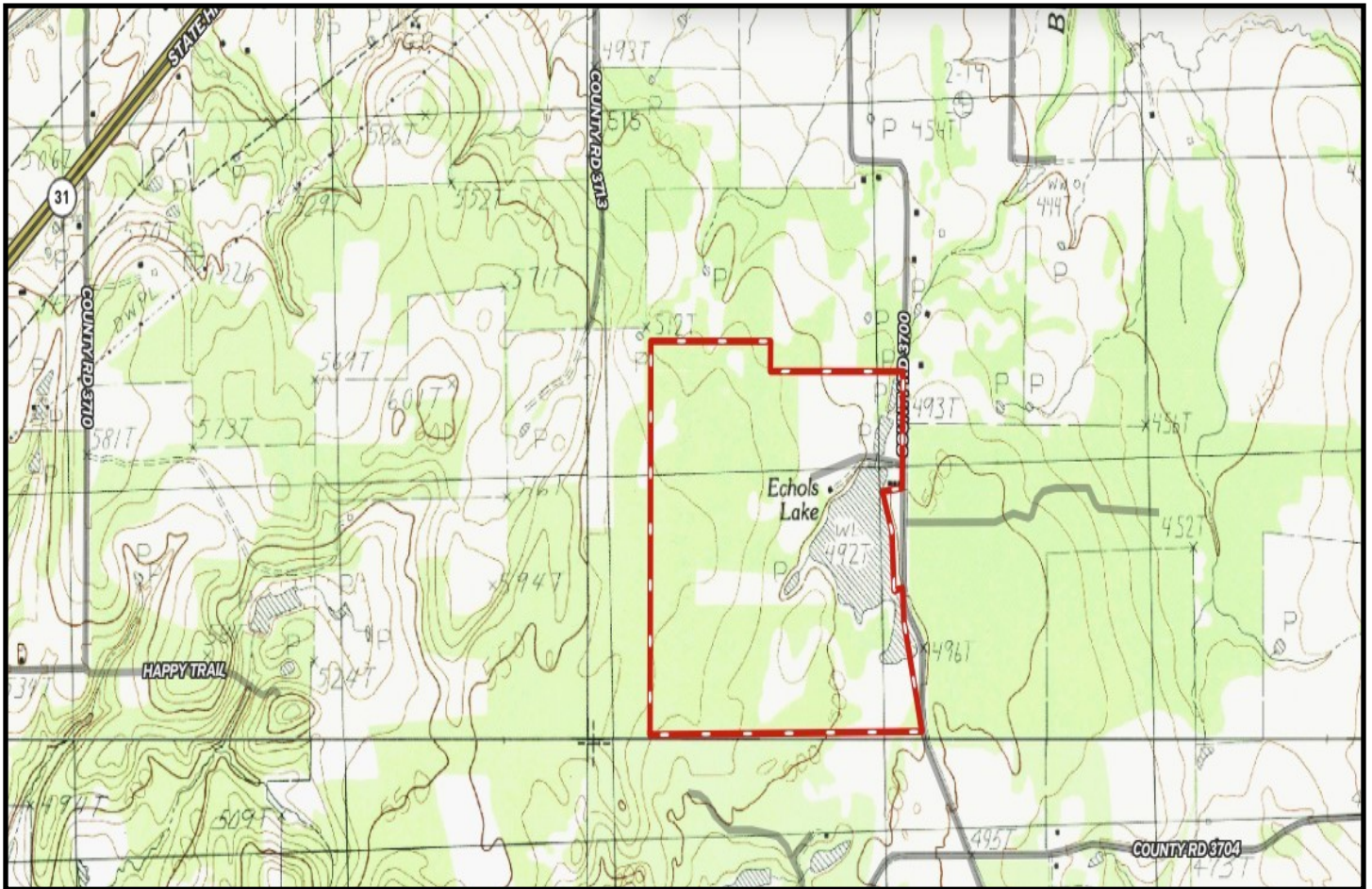


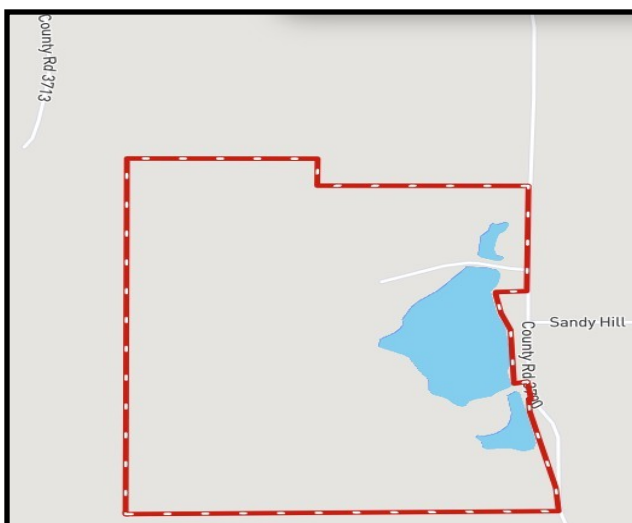
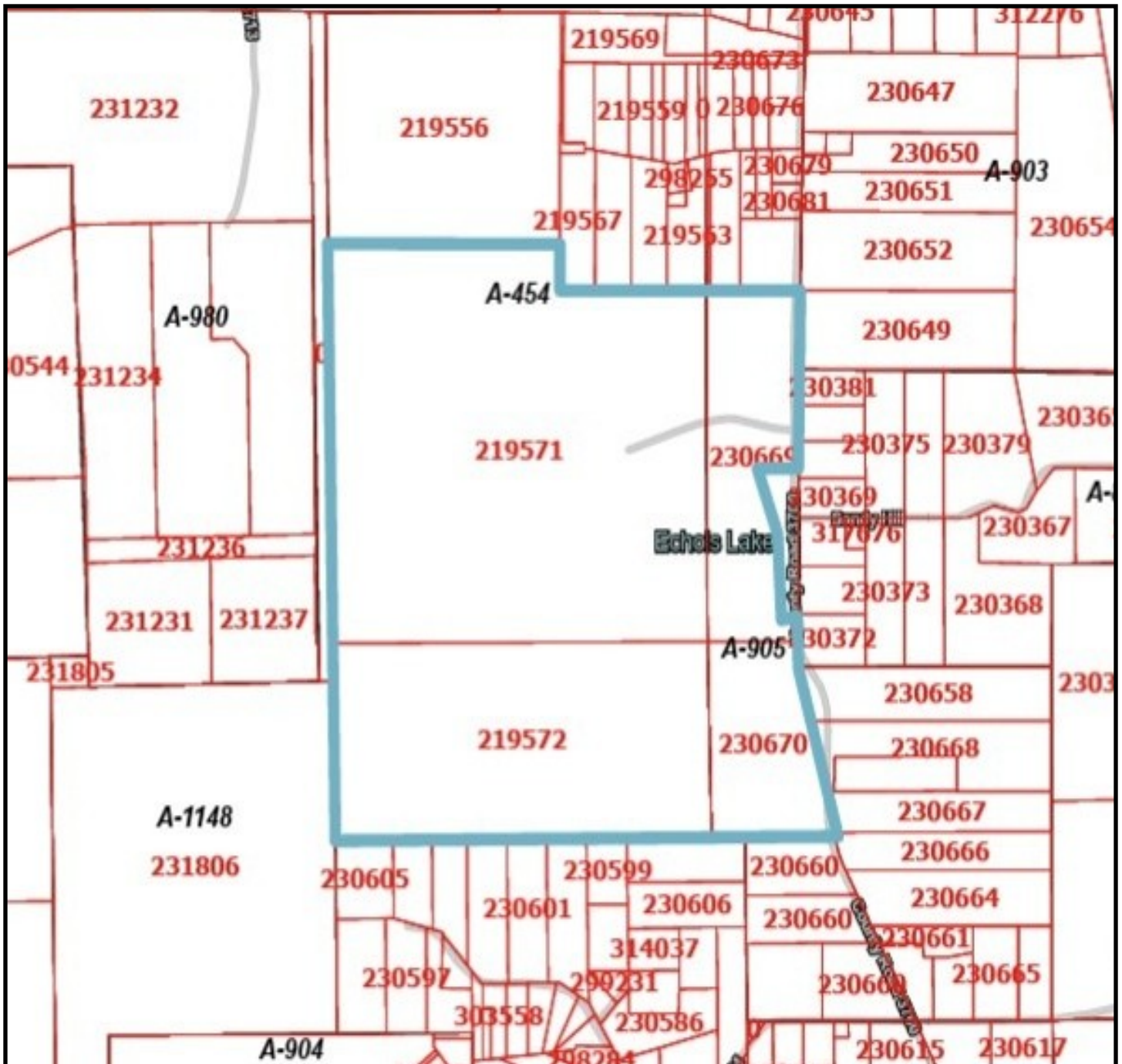












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