

APPROXIMATELY 5.48 ACRES
TBD PR 8903
ATHENS, TEXAS 75752



GENERAL INFORMATION:

- I. **LOCATION:** The subject property is located on Private Road 8903, just off CR 3800 in Athens.
- A. Directions—From Athens, travel north on Hwy 19 approximately 4.8 miles. Take a right on CR 3800, and travel approximately 4 miles. Take a left on PR 8903, and travel .8 miles. The property will be on the left.
- B. GPS Coordinates—
1. Latitude 32.336353
 2. Longitude -95.78516
- II. **ASKING PRICE:** See website pricing.
- III. **PROPERTY DESCRIPTION:**
- A. Improvements—None.
- B. Site Size—Approximately 5.48 acre with approximately 360' of road frontage on PR 8903, a gravel road
- C. Partially wooded with a pond, mixed hardwoods, level to sloping terrain, native grasses, and sandy loam soil
- VI. **TAXES AND TAXING AUTHORITIES:**
- A. Henderson County
- B. Athens Independent School District
- C. Total Estimated Taxes—Approximately \$1,276.31 per year without exemptions per the Henderson County Appraisal District
- VII. **UTILITIES AVAILABLE:**
- A. Electric—Trinity Valley Electric Co-op
- B. Water and Sewer—None
- C. Telephone—Unknown
- D. Cable/Internet—Unknown

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

VIII. **REMARKS:**

With plenty of room to roam, this acreage is perfect for building your dream home, starting a small farm, or creating your own private retreat. The gently rolling land provides a great mix of visibility and character, while the pond adds both beauty and functionality to the property.

***** 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.***



