

PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 149 ACRES AND IMPROVEMENTS
LOCATED IN THE N. MALONE SURVEY A-494
BEING OTHERWISE KNOWN AS
4101 CR 3703
ATHENS, HENDERSON COUNTY, TEXAS 75752



“DISCOVER YOUR GETAWAY”



Approximately 149 beautiful rolling acres with majestic hardwoods and pecans, meadows , excellent wildlife habitat, and effervescent natural spring creek. In addition, the property features a three bedroom, two bath home, a workshop and a pole barn.

The home is located at the highest point of the property and offers a spectacular view of the surrounding countryside.

The property has easy access to Texas Highway 31 and Athens (three miles away), but feels like you are escaping to the country.

Whether you are searching for a fabulous getaway or a permanent home or just to enjoy wildlife, this diverse property offers it all!



GENERAL INFORMATION:

- I. **LOCATION:** The subject property is located approximately three miles ENE of Athens, Texas and west of Murchison on CR 3703.
 - A. **Directions:** From Athens, take Texas Highway 31 East of Athens to the intersection of Texas Highway 31 and CR 3703. Turn left on CR 3703 and the property begins on the right and continues until the road ends.
 - B. **GPS Coordinates:**
 - 1. Latitude 32.252018
 - 2. Longitude -95.7956
- 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—
 - a. Three bedroom, two bath manufactured home with split bedroom arrangement
 - b. Square Footage—Approximately 1,800 square feet constructed in 2017 (per the Henderson County Appraisal District)
 - c. Spacious living room (18' x 17')
 - d. Dining room (9' x 14')
 - e. Fantastic Kitchen (9' x 14') with center work isle, granite counter tops, electric oven/range, dishwasher, refrigerator and pantry
 - f. Utility room
 - g. Bonus room
 - h. All electric home
 - i. Septic system and grease trap
 - j. Covered wood deck overlooking the property from the highest point on the property

2. Workshop—
 - a. Square Footage—Approximately 900 square feet (30' x 30') constructed on a Slab foundation with two roll-up doors
 - b. Office with built-in air/heat unit
 - c. Plumber for a bathroom, but not connected.
3. Pole Barn—Excellent for hay or equipment storage
 - a. Square Footage—Approximately 1,200 square feet
 - b. Construction—Metal walls and roof with dirt floors
- B. Terrain—
 1. Soil—Sandy loam and deep sandy soil
 2. Rolling/Hilly/Flat—Rolling with moderate sloping.
 3. Wooded or Open—Approximately 1/3 wooded and approximately 2/3 open
 4. % in Production—Approximately 100 acres in native pasture and some Bermuda grass
- C. Road Frontage—The property has approximately 2,560' of road frontage on CR 3703, a county maintained blacktop all weather road.
- D. Water Source—
 1. Private Well—Approximately 850' deep (Wilcox Aquifer)
 2. Spring-Fed Prolific Creek with possible lake site. ***Note: Broker nor Owner guarantee a lake site. See topo map for more details.***
- E. Other Information—
 1. Wildlife—The property offers an excellent blend of open and wooded acres with natural springs to create a fabulous habitat for deer, hogs and other East Texas wildlife.
 2. Utilities—
 - a. Water—Private Well
 - b. Electric—Trinity Valley Electric Co-op (972-932-2214)
 - c. Sewer—Ridgle Septic (903-251-1128)
 - d. Internet—T-Mobile (903-675-0211)
 - e. Telephone—No land line.
 - f. Trash—A-1 Trash (903-338-2444)
 3. Restrictions—Subject to any restrictions of record.
 4. Easements—
 - a. Trinity Valley Electric Co-op (TVEC) lines run along property at CR 3703

- b. Subject to any visible and apparent easements and any easements of record.

V. TAXING AUTHORITY AND TAXES:

- A. Henderson County
- B. Athens Independent School District
- C. Total Estimated Taxes—Approximately \$893.89 per year with exemptions or \$19,283.93 per year without exemptions per the Henderson County Appraisal District.

**Note: Property currently has a agricultural exemption on the property. All Purchasers must file an application with the Henderson County Appraisal District to continue exemption. Exemption is subject to the approval of 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:

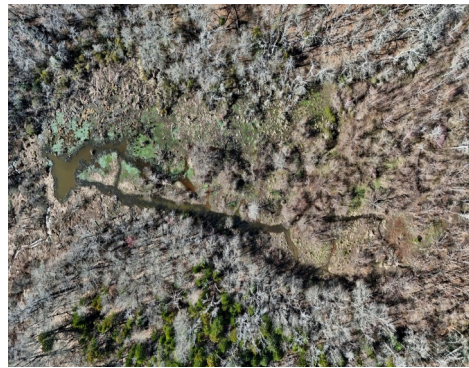
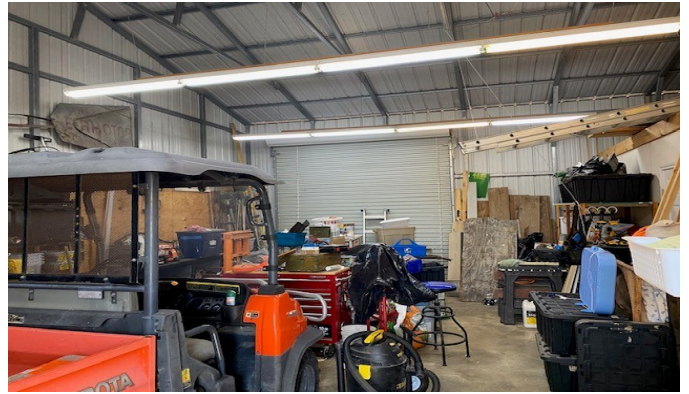
Escape to this classic East Texas sanctuary, perfectly nestled between the vibrant energy of Athens and Tyler. While the world spins fast, this tranquil hilltop haven offers a timeless perspective. Here, rolling vistas frame every sunrise and sunset, turning daily moments into spectacular events. Immerse yourself in a lifestyle defined by the melodic song of birds, the gentle grace of roaming deer, and the soulful echo of a distant train whistle—a serene soundtrack to your new life of reassuring peace.

*** 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.*



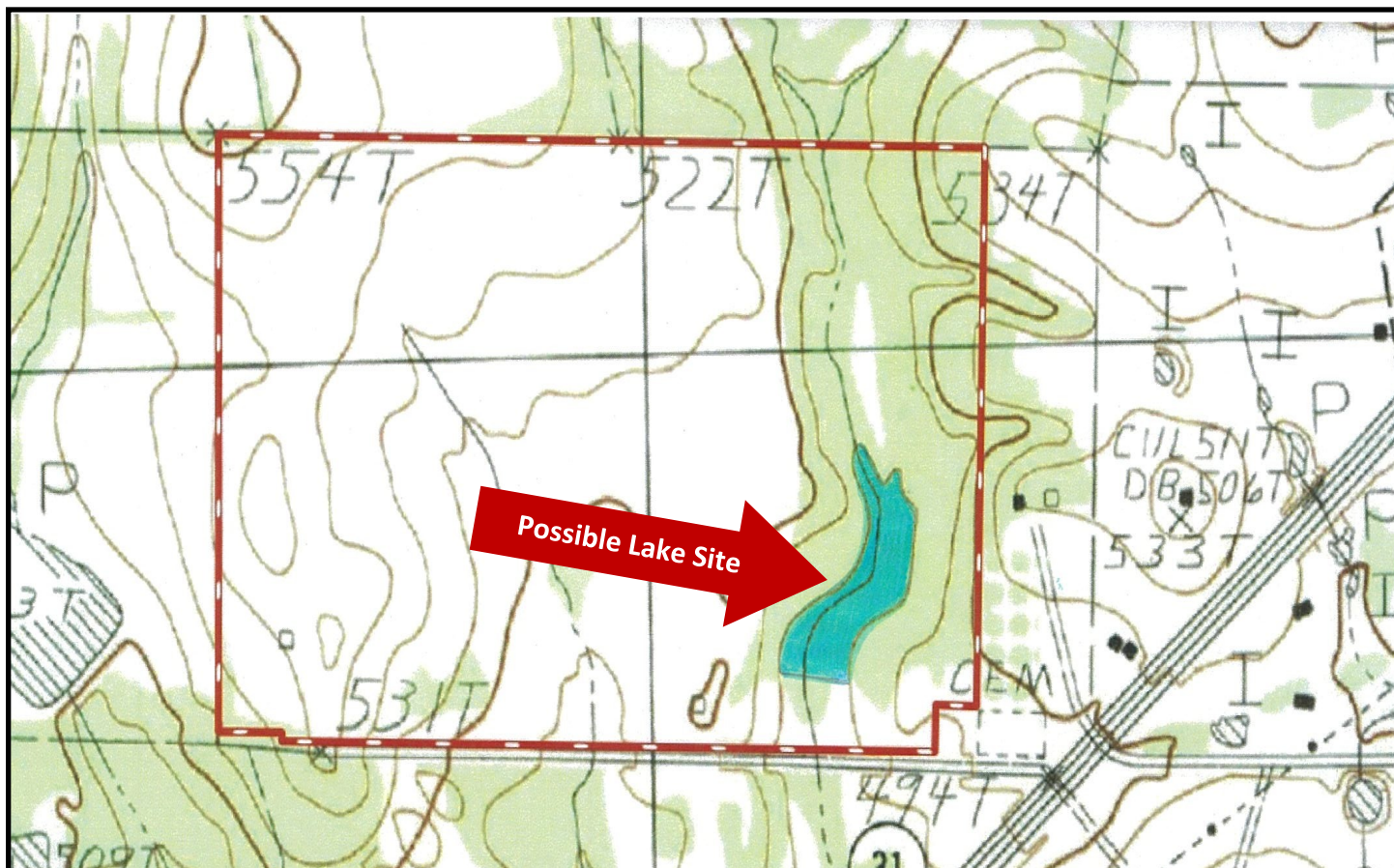
SARATOGA



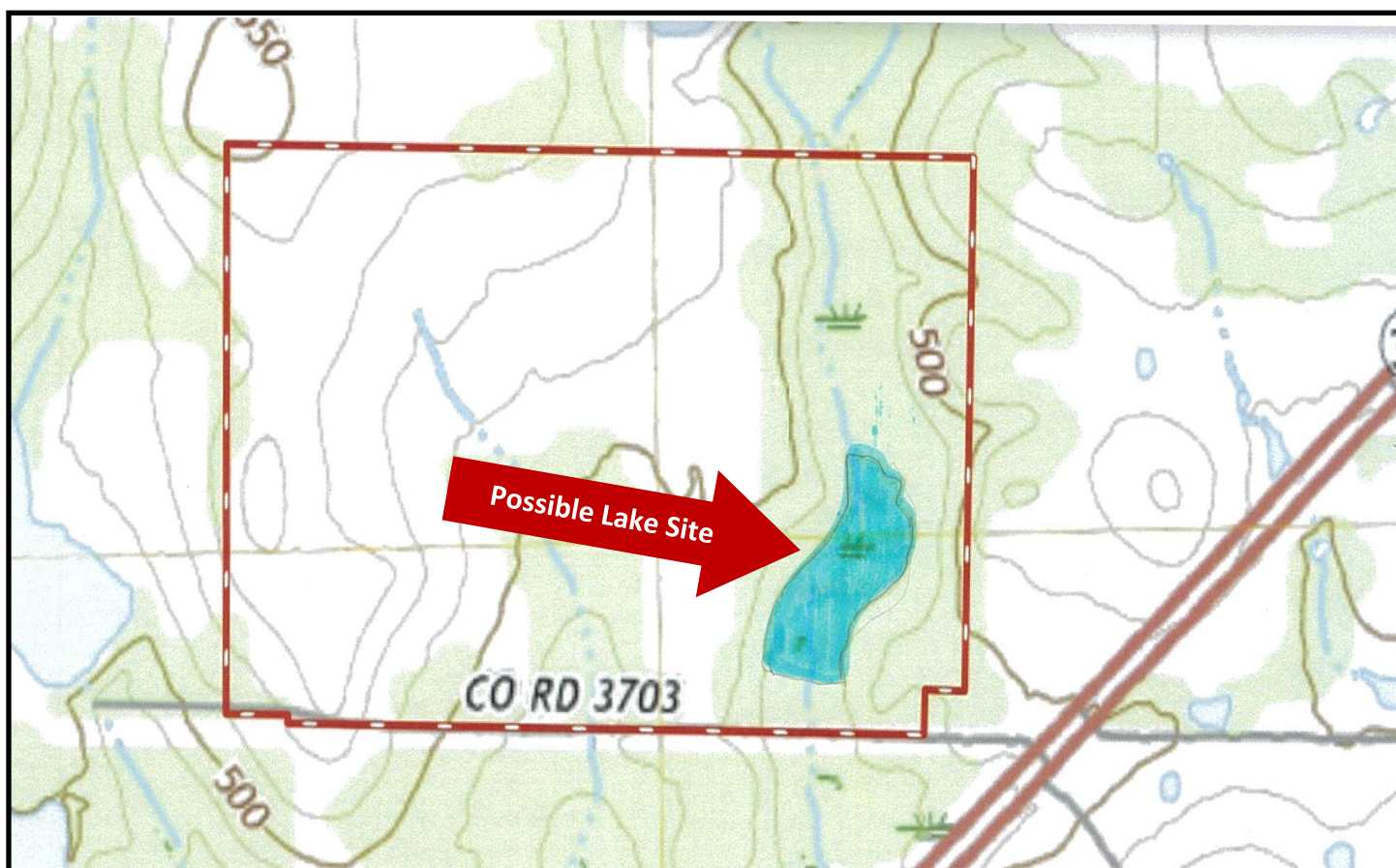


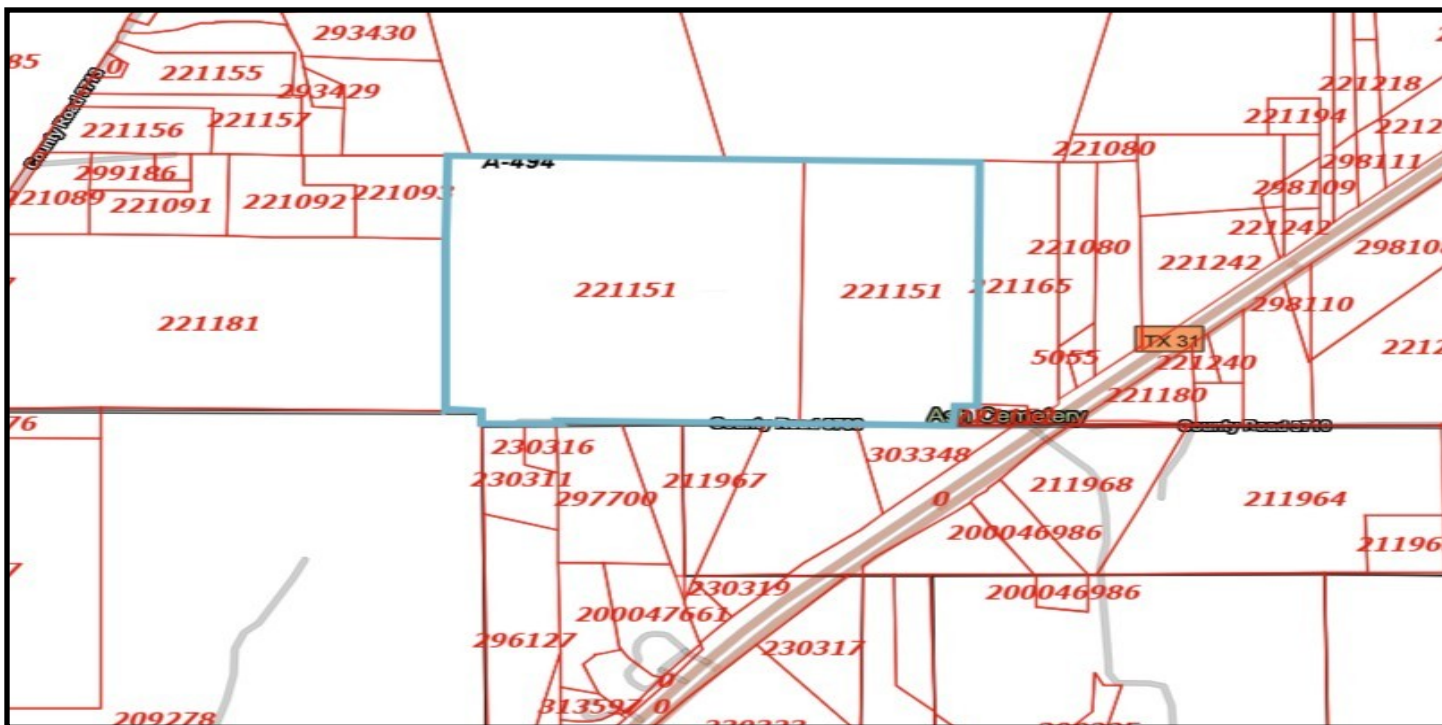






***Note: Broker nor Owner guarantee possible lake site. See Broker for more details.**





Directions: From Athens, take Texas Highway 31 East of Athens to the intersection of Texas Highway 31 and CR 3703. Turn left on CR 3703 and the property begins on the right and continues until the road ends.

GPS Coordinates:

Latitude 32.252018

Longitude -95.7956

