

**PROPERTY INFORMATION BROCHURE ON:  
“COURT ORDERED SALE”  
APPROXIMATELY 119.147 ACRES AND IMPROVEMENTS  
LOCATED IN THE J. B. ATWOOD SURVEY A-19  
BEING OTHERWISE KNOWN AS  
7150 CR 3715  
ATHENS, HENDERSON COUNTY, TEXAS 75752**



**Offered Exclusively By:**  
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I. **LOCATION:** The subject property is located just north of the City of Athens and east of Texas Highway 19 North on Henderson CR 3715.

Directions: From Loop 7 in Athens, take Henderson CR 3720 North to Henderson CR 3718. Turn left on CR 3718 and then right on CR 3715. Property is on the right approximately 1.3 miles.

Latitude: 32.245291  
Longitude: -95.831912

II. **ASKING PRICE:** \$546,250.00

III. **FINANCING INFORMATION:**

- A. Existing - None
- B. Terms -
  - 1. Cash
  - 2. Conventional

IV. **PROPERTY DESCRIPTION:**

- A. Improvements - Square footages provided by Appraisal dated November 13, 2018.
  - 1. Sale Barn (60' x 80') - Steel building, heated and cooled with insulated walls, access to pens, show barn with 20' ceiling height, three offices and kitchen
  - 2. Barn (16' x 80') with living and working quarters -
    - a. Living Area - Two-story building with kitchen, bath, bedroom and living area with approximately 550 square feet
    - b. Attached Barn - Constructed on slab foundation with approximately 1,936 square feet
    - c. Attached Covered Work Area - Approximately 1,848 square feet with pens
  - 3. Mobile Home -
    - a. Two bedroom, two bath with kitchen and living area with approximately 985 square feet
    - b. Age - Built in 1990 (per Appraiser)
  - 4. Fencing and cross-fencing
- B. Terrain -
  - 1. Soil - Sandy loam
  - 2. Rolling/Hilly/Flat - Rolling to flat
  - 3. Wooded to Open -Mostly open with approximately 90% in improved Bermuda pasture and scattered trees

4. % in Production - None0020
- C. Road Frontage - Approximately .25 mile on CR 3715.
- D. Water Source -
  1. Community Water - Bethel Ash Water Supply Corp.
  2. Lake/Creek/Pond- Three ponds
- E. Other Information -
  1. Utilities -
    - a. Electric - Oncor (888-313-6862)
    - b. Telephone - CenturyLink (800-788-3600)
    - c. Sewer - Septic system
    - d. Water - Bethel Ash Water Supply Corp. (903-675-8466)
    - e. Gas - None
    - f. Satellite - Dish (844-848-1071)

*\*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 including:
  - a. Atmos gas transmission line
  - b. Electric service easement
  - c. Bethel Ash Water Supply Co-op
3. Restrictions - Subject to any restrictions of record and any visible and apparent easements.

**V. TAXING AUTHORITY AND TAXES:**

- A. Henderson County
- B. Athens Independent School District
- C. Total Estimated Taxes -Approximately \$1,511.22 with exemptions and approximately \$9,244.81 without exemptions per the Henderson County Appraisal District per year.

*\*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 and Other 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, sulphur or any mineral which if mined is done by surface mining operations.

**VII. REMARKS:**

This is Court Ordered Forfeiture and is subject to the approval of the United States Marshals Service under Contract No. DJUSMS-18-0030 dated January 2, 2018 and any valid legal jurisdiction that is applicable.

FABULOUS HILLTOP OFFERING WITH MILES OF VISTAS - Mostly open with fencing and cross-fencing and three ponds in a pastoral setting. Great indoor show barn, barndominium, mobile home and working pens. Rolling hills and beautiful setting only minutes from Athens.

\*Note-Front porch at mobile home is in need of repair. Seller urges EXTRA CAUTION when entering.

***\*\*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.***

















