

**PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 99.689 ACRES
LOCATED IN THE J. M. YBARBO SURVEY A-846
BEING OTHERWISE KNOWN AS
TBD CR 41514, ATHENS, HENDERSON COUNTY, TEXAS 75751**



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ATHENS, HENDERSON COUNTY, TEXAS 75751**

- I. **LOCATION:** Property is located southwest of Athens, TX near the community of Shady Oaks and Tri-Cities.
- A. **Directions:** Go South of Athens on FM 2494 past Dogwood Estates to CR 41514. Turn left on CR 41514, go approximately 1.5 miles and the property is on the left. Look for a sign.
- B. **Latitude:** 32.137035 **Longitude:** -95.925226
- II. **ASKING PRICE:**
- A. As a Whole—See website for pricing.
- B. If Divided into Four Tracts—
1. Tract 1 (25.1623 Acres)—See website for pricing.
 2. Tract 2 (24.8423 Acres)—See website for pricing.
 3. Tract 3 (24.8423 Acres)—See website for pricing.
 4. Tract 4 (24.8423 Acres)—See website for pricing.
- III. **FINANCING INFORMATION:**
- A. Existing—Clear
- B. Terms—
1. Cash
 2. Conventional
- IV. **PROPERTY DESCRIPTION:**
- A. Improvements—
1. None- Land only (property perimeter is fenced)
- B. Terrain —
1. Soil—Sandy loam soil
 2. Rolling/Hilly/Flat—Gently rolling with areas of wet weather creeks and draws
 3. Wooded or Open—Approximately 85%-90% wooded with native hardwoods
 4. % in Production – Property currently has a timber exemption. See tax section.
 5. Road Frontage—Approximately 2,165' on HCR 41514, a county maintained oil top road
- C. Water Source—
1. Community Water—Crescent Heights Water is in the area, but not at the property.
 2. Lake, Creek, Pond —Wet weather creeks on property
- D. Other Information—
1. Utilities—
 - a. Electric—TVEC (972-932-2214)
 - b. Telephone—Bright Speed (844-595-0525)
 - c. Sewer—Septic system is required

- d. Water —Crescent Heights in area but not on property
- e. Internet—Starlink or Dish Network (800-333-3474)

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

- 2. Easements—
 - a. Gas pipeline gathering line that connects with gas line to transaction line.
 - b. Subject to all visible and apparent easements and any easements of record.
- 3. Restrictions—
 - a. Subject to any restrictions of record. See Broker for copy of restrictions.

V. TAXING AUTHORITY AND TAXES:

- A. Henderson County
- B. Cross Roads Athens Independent School District
- C. Total Estimated Taxes—
 - 1. 99.689 Acres as a Whole—Approximately \$204.45 per year with exemptions or \$7,302.11 per year without exemptions per the Henderson County Appraisal District.
 - 2. Tract 1 (25.1623 Acres)—Approximately \$51.58 per year with exemptions or \$1,842.88 per year without exemptions per the Henderson County Appraisal District.
 - 3. Each 24.8423 Acre Tract—Approximately \$50.92 per year with exemptions or \$1,825.41 per year without exemptions per the Henderson County Appraisal District.

*At the present time, the subject property has a timber 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.

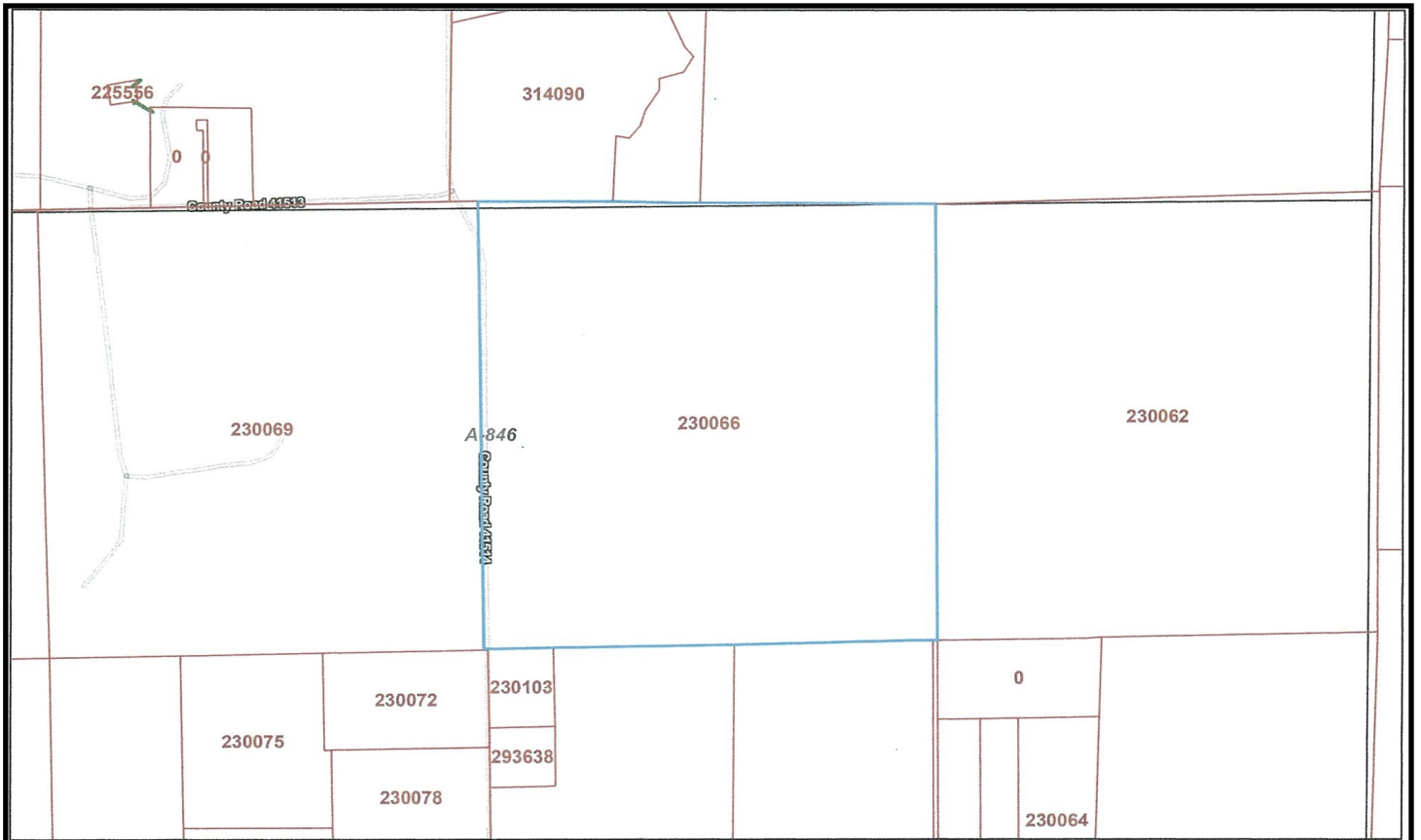
VII. REMARKS:

99.689 ROLLING ACRES ON CR 41514 IN ATHENS - Magnificent native hardwoods thoroughly populate this beautiful native, untouched setting! Approximately 90% wooded with scattered open patches, this property offers wildlife habitats and wet weather streams and the drainage area of Turkey Creek. Excellent homesite or just a great place to experience the country.

**** 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.**



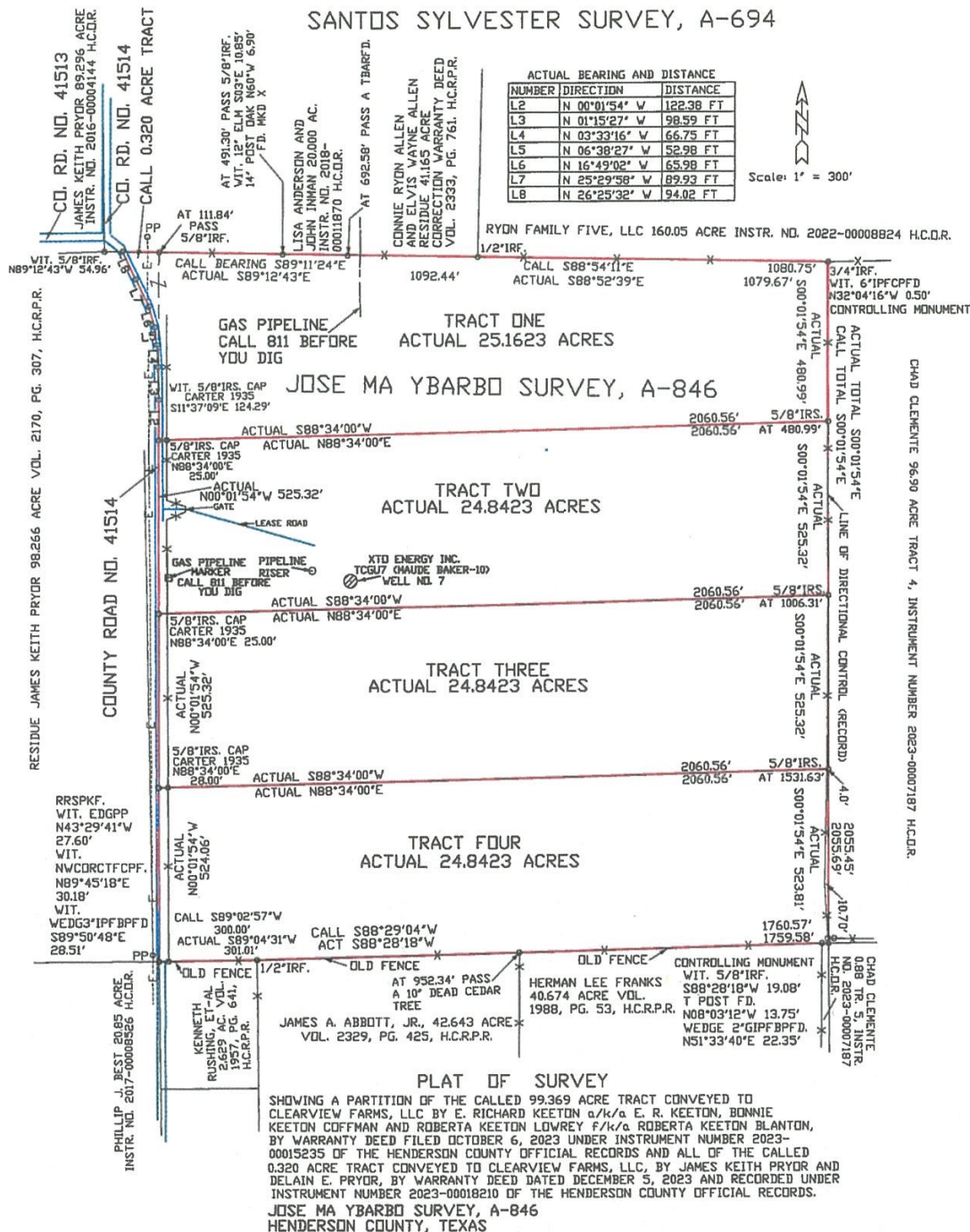




SANTOS SYLVESTER SURVEY, A-694

NUMBER	DIRECTION	DISTANCE
L2	N 00°01'54" W	122.38 FT
L3	N 01°15'27" W	98.59 FT
L4	N 03°33'16" W	66.75 FT
L5	N 06°38'27" W	52.98 FT
L6	N 16°49'02" W	65.98 FT
L7	N 25°29'58" W	89.93 FT
L8	N 26°25'32" W	94.02 FT

Scale: 1" = 300'



PORTIONS OF THIS TRACT LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD ACCORDING TO FIRM MAP 48213C0320E COMMUNITY PANEL NO. 4811740320E EFFECTIVE DATE APRIL 5, 2010 AND PORTIONS OF THIS TRACT LIES IN ZONE A, AREAS WITHOUT ANY BASE FLOOD ELEVATION ACCORDING TO FIRM MAP 48213C0320E COMMUNITY PANEL NO. 4811740320E EFFECTIVE DATE APRIL 5, 2010.

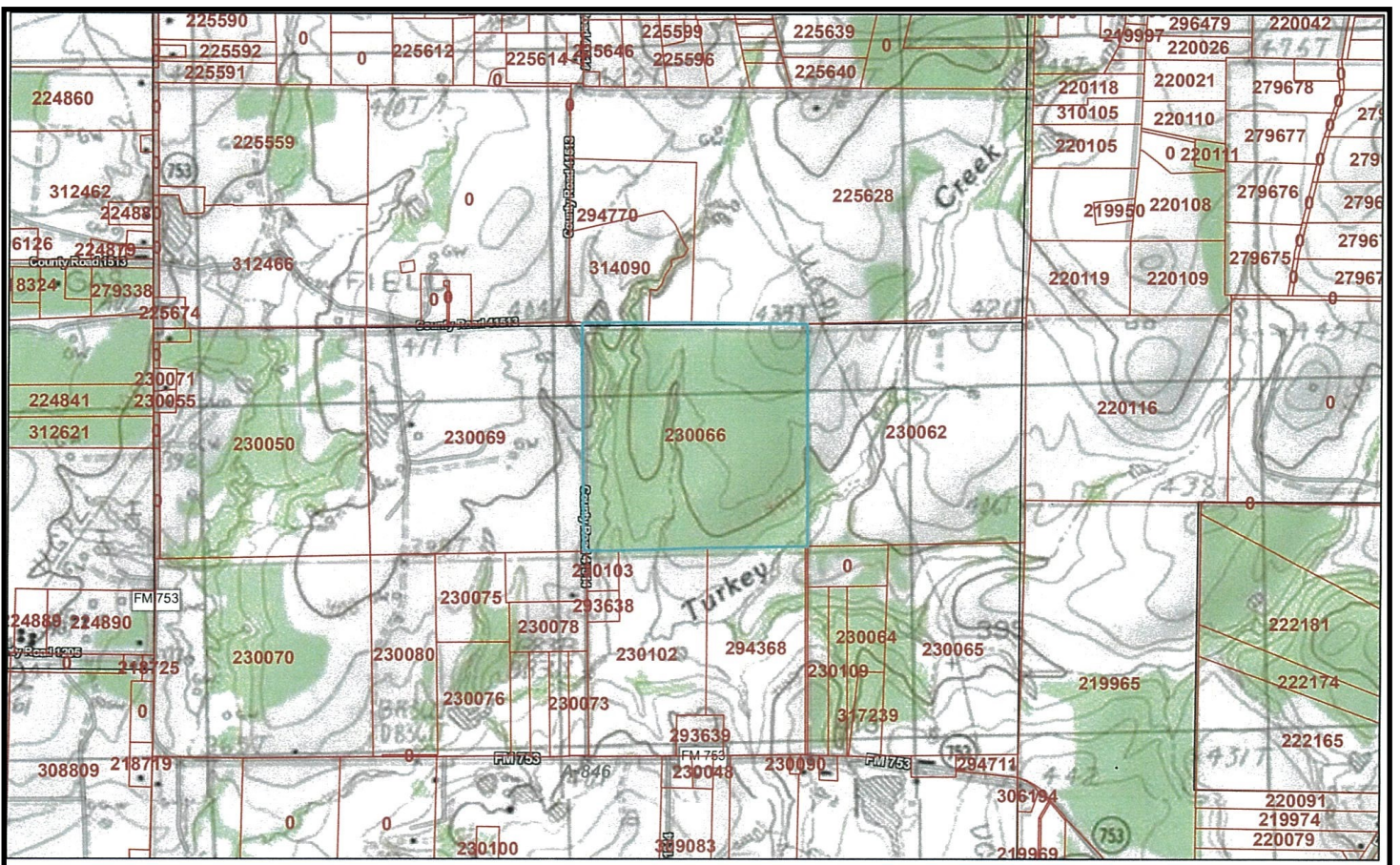
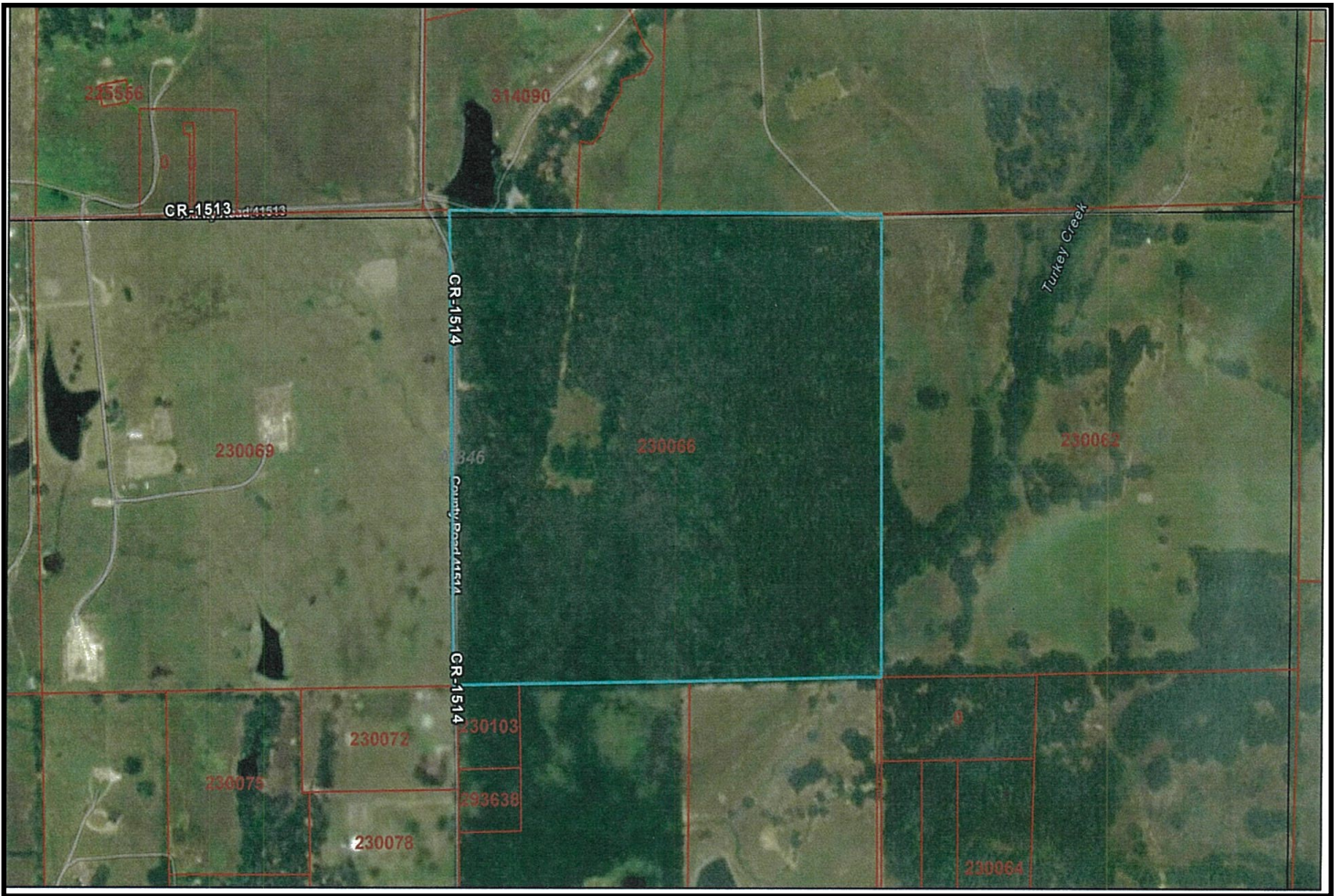
ORIGINAL SIGNED AND SEALED IN BLUE INK
SURVEYED IN OCTOBER 2023
SURVEY REVISED IN DECEMBER 2023

Geard A. Carter

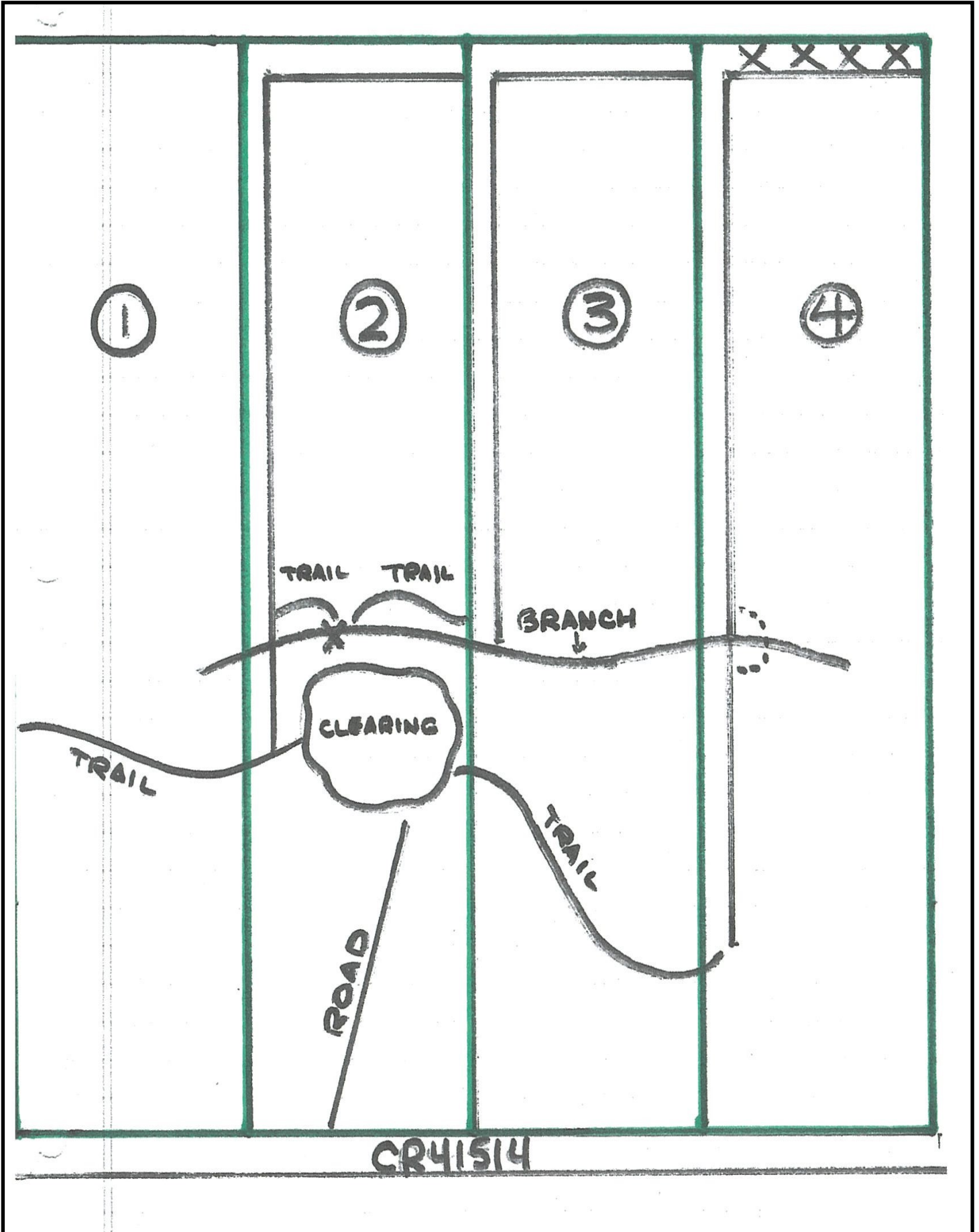
Geard A. Carter, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1935
GEARD A. CARTER AND ASSOCIATES LAND SURVEYORS
TEXAS LICENSED SURVEYING FIRM NO. 10068300
1100 BELAIR DRIVE ATHENS, TEXAS 75751 903-675-7346

SURVEY FOR: CLEARVIEW FARMS, LLC





TRAIL MAP— 99.689 ACRES



DIVISION OF 99.689 ACRES—INDIVIDUAL SURVEYS FOR EACH TRACT

