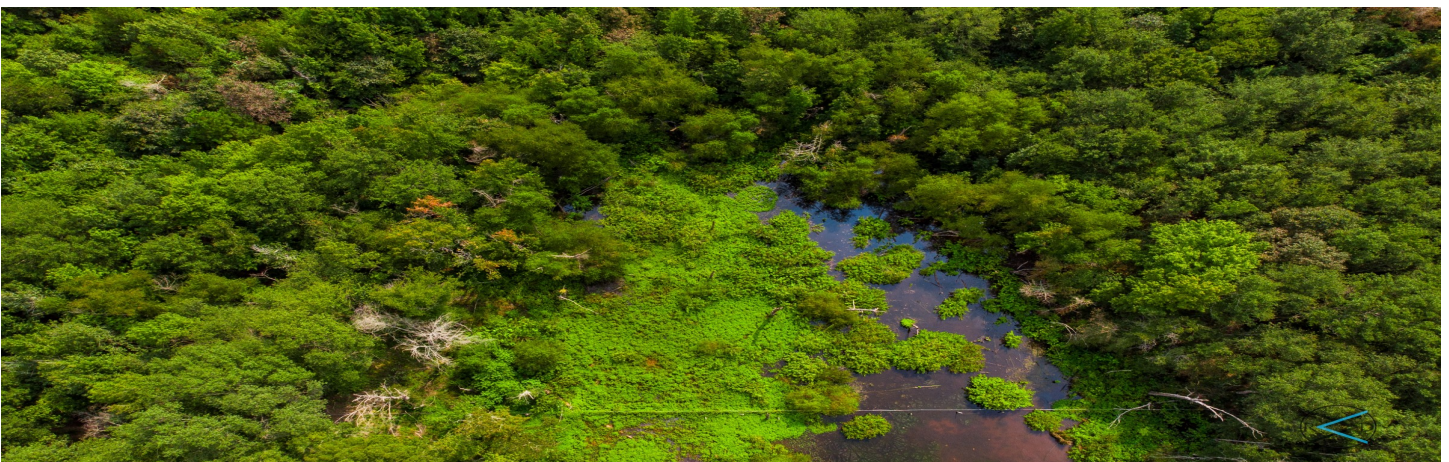
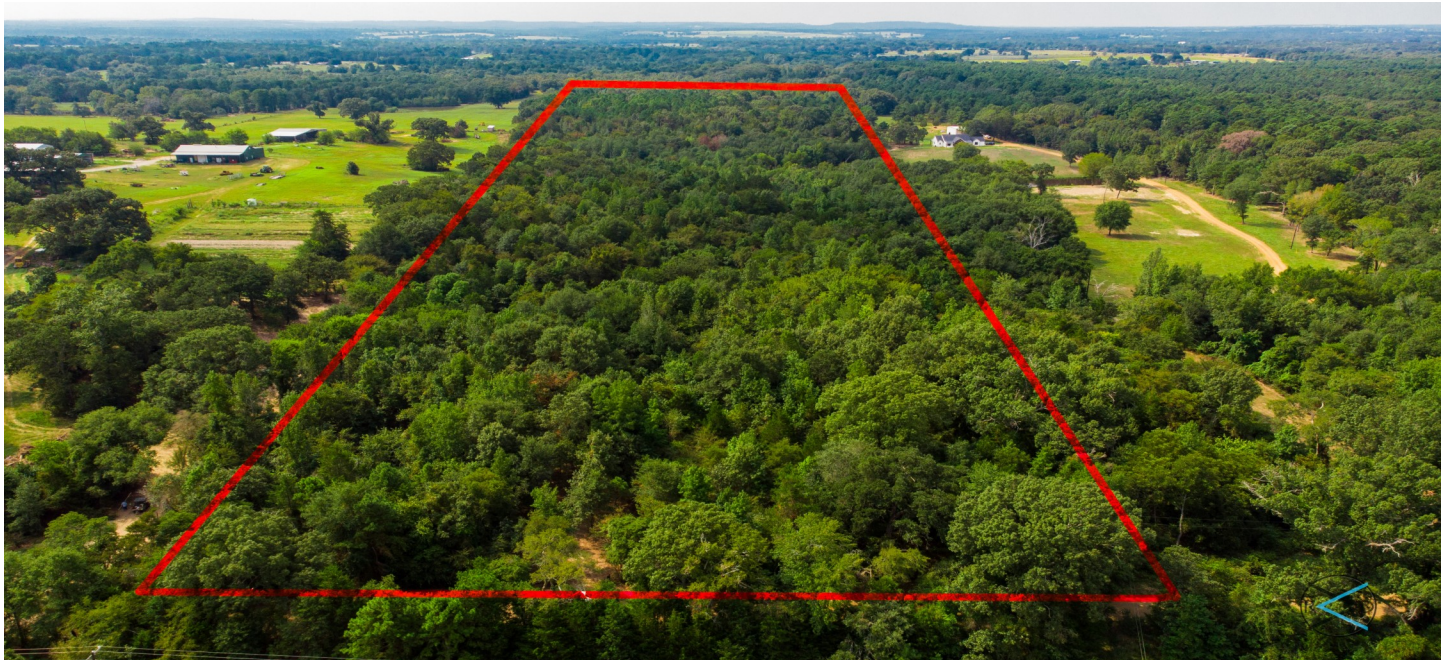


**PROPERTY INFORMATION BROCHURE ON:  
APPROXIMATELY 43.53 ACRES, MORE OR LESS  
LOCATED IN THE R. MORRIS SURVEY A-545  
BEING OTHERWISE KNOWN AS  
TBD CR 3606  
BROWNSBORO, HENDERSON COUNTY, TEXAS 75756**



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BROWNSBORO, HENDERSON COUNTY, TEXAS 75756**

- I. **LOCATION:** The subject property is located in the community of Brownsboro.
- A. Directions—From Athens, travel approximately 16.5 miles east on Highway 31 to Brownsboro. Take a right on FM 314 and travel approximately 3 miles. Take a right on CR 3606 and the property will be on the left.
- B. GPS Coordinates—
1. Latitude 32.253619999999998
  2. Longitude -95.608120000000000
- II. **ASKING PRICE:** See website for pricing.
- III. **FINANCING INFORMATION:**
- A. Existing—Clear
- B. Terms—
1. Cash
  2. Conventional
- IV. **PROPERTY DESCRIPTION:**
- A. Improvements—None. Land only.
- B. Terrain—
1. Soil—Sandy loam soil
  2. Rolling/Hilly/Flat—Gently rolling
  3. Wooded or Open—Approximately 100% wooded
  4. % in Production – None
  5. Road Frontage—Approximately 560' on CR 3606
- C. Water Source—
1. Community Water—Leagueville Water Supply Corporation is in the area, but not at the property.
  2. Lake, Creek, Pond—One pond
- D. Other Information—
1. Utilities—
    - a. Electric—Oncor (888-313-6862)
    - b. Sewer—Septic system is required.
    - d. Water—Leagueville Water Supply Corporation (903-852-6410)
    - e. Telephone and Internet—Unknown.

***\*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.
3. Restrictions—Subject to any restrictions of record.

V. **TAXING AUTHORITY AND TAXES:**

- A. Henderson County
- B. Brownsboro Independent School District
- C. Total Estimated Taxes—Approximately \$7,170.93 per year without 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 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:**

Discover the natural beauty of endless possibilities of this stunning 43+ acre fully wooded property. Nestled in a private location, this expansive tract of land offers the perfect blend of seclusion and adventure.

***\*\* 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 with drawal 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](http://www.stevegrant.com).***

