

CLEAR CREEK RANCH

***APPROXIMATELY 158.81 ACRES MORE OR LESS
LOCATED IN THE CHARLES GILMORE SURVEY A-0310
BEING OTHERWISE KNOWN AS
18971 N. US HIGHWAY 287
TENNESSEE COLONY, ANDERSON COUNTY, TEXAS 75861***



**PROPERTY INFORMATION BROCHURE ON:
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18971 N. US HIGHWAY 287
TENNESSEE COLONY, ANDERSON COUNTY, TEXAS 75861**

I. LOCATION: The subject property is located just a short drive south of Athens with easy access to Dallas, Tyler, Palestine and Houston.

A. Directions —

1. From Athens, take Highway 59 south to Cayuga, turn south (left) on US Highway 287 and the property is approximately two miles on the right.
2. From Palestine, take US Highway 287, go past Cayuga High School and the property is on the left.
3. From Dallas, take I-45 south to Corsicana, turn south on US Highway 287, go past Cayuga High School and the property is on the left.

B. GPS Coordinates —

1. Latitude 31.935185000000001
2. Longitude -95.945290000000000

II. ASKING PRICE: See website for pricing.

III. FINANCING INFORMATION:

A. Existing — Treat as clear

B. Terms —

1. Cash
2. Third-Party Financing

IV. PROPERTY DESCRIPTION:

A. Improvements —

1. Impressive barndominium with living quarters and workspace —
 - a. Main Living Area — One bedroom, one bath with spacious den, and full kitchen with microwave, refrigerator, range, oven and wall unit for ac/heat. Approximately 872 square feet per the Anderson County Appraisal District
 - b. Barn — Metal building with six overhead doors, 220v wiring and work sink. Approximately 6,000 square feet per the Anderson County Appraisal District.

2. Equipment Shed — Storage building with gravel flooring. Approximately 2,250 square feet.
 3. Perimeter fencing
- B. Terrain —
1. Soil — Sandy loam
 2. Rolling/Hilly/Flat — Gently rolling with gentle slope leading to Clearwater Creek (and Boy, it really is clear!) with flowing spring waters.
 3. Wooded or Open — Approximately 40% improved pasture with coastal Bermuda grass and approximately 60% wooded and bottom land. The property blends open areas and sculpted open areas with native wooded areas.
 4. % in Production — Approximately 64 acres in pasture
- C. Frontage — Approximately 890' on N US Highway 287
- D. Water Sources —
1. Community Water — BCY Water (903-928-2041)
 2. Lake/Creek/Pond — Hall Creek, a prolific spring-fed creek meanders from woods to open areas
- E. Utilities —
1. Water — BCY Water (903-928-2041)
 2. Electric — TVEC (800-766-9576)
 3. Sewer — Septic system
 4. Internet — Kerris Harris Satellite (903-677-9522)

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

- F. Easements—
1. Subject to an electric service easement.
 2. Subject to any visible and apparent easements and any easements of record.
- G. Restrictions — The property is located just outside of the city limits. Subject to any restrictions of record.

V. **TAXING AUTHORITIES AND TAXES:**

- A. Anderson County
- B. Cayuga Independent School District
- C. Total Taxes - Approximately \$2,609 with exemptions per year or approximately \$8,862 without exemptions per year per the Anderson 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 contact the Anderson County Appraisal District. Exemptions may apply.***

VI. **MINERALS:**

- A. Oil and Gas — None go with sale. Subject to owner predecessors in title to all oil, gas and liquid hydrocarbons.
- B. Surface Minerals — Seller to convey 100% of all surface minerals owned. 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:**

Remarkable ranch with abundant wildlife, easy accessibility and privacy. The effervescent Hall Creek provides the focal point for early morning strolls or a hunter's paradise. Combining quality improvements and the native beauty of East Texas, Clear Creek Ranch is truly a one of a kind property!

To view a drone video of this property, please visit our website at www.stevegrant.com or go to <https://youtu.be/Bp7BJvyx48Q>.

***** 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.***



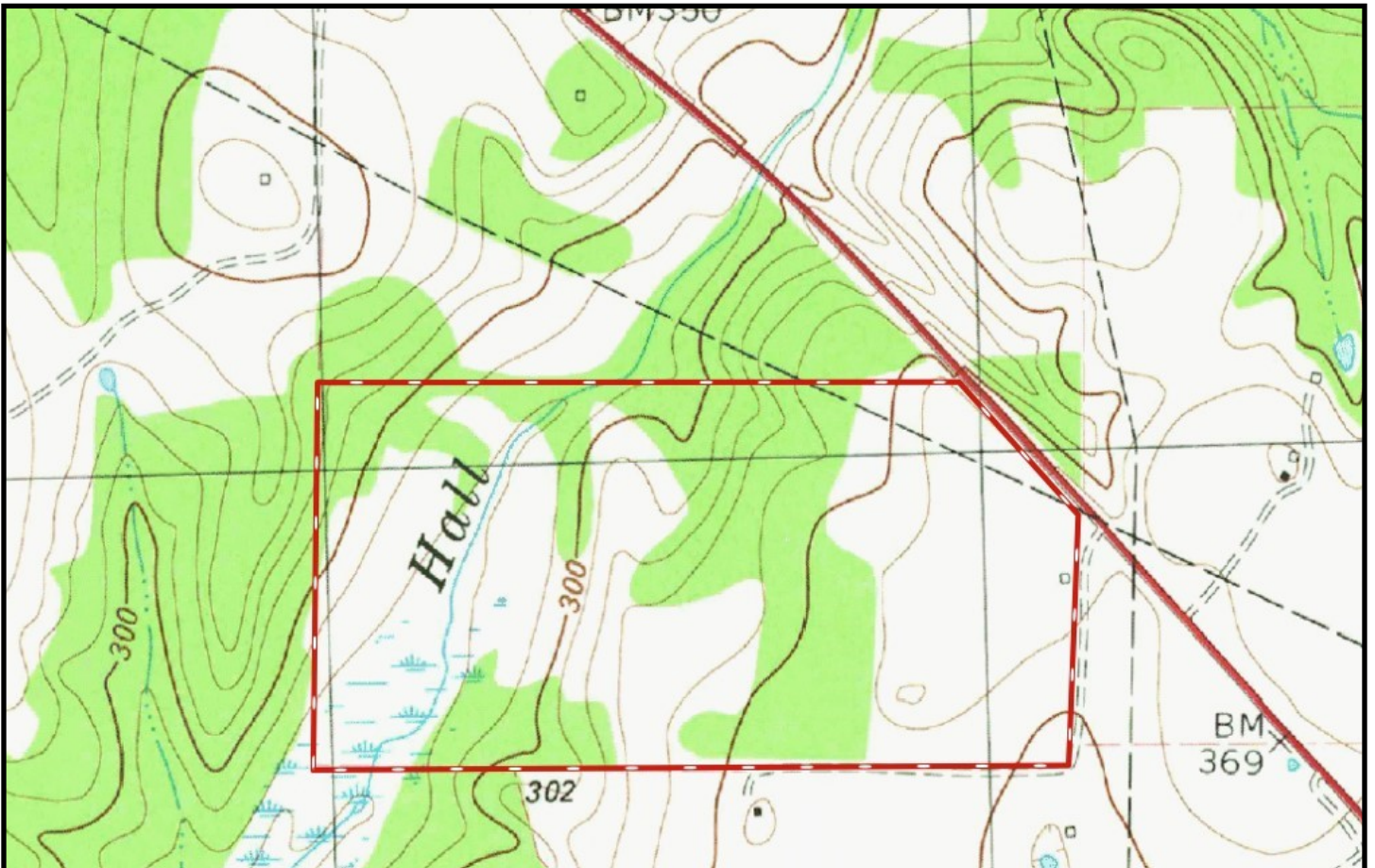


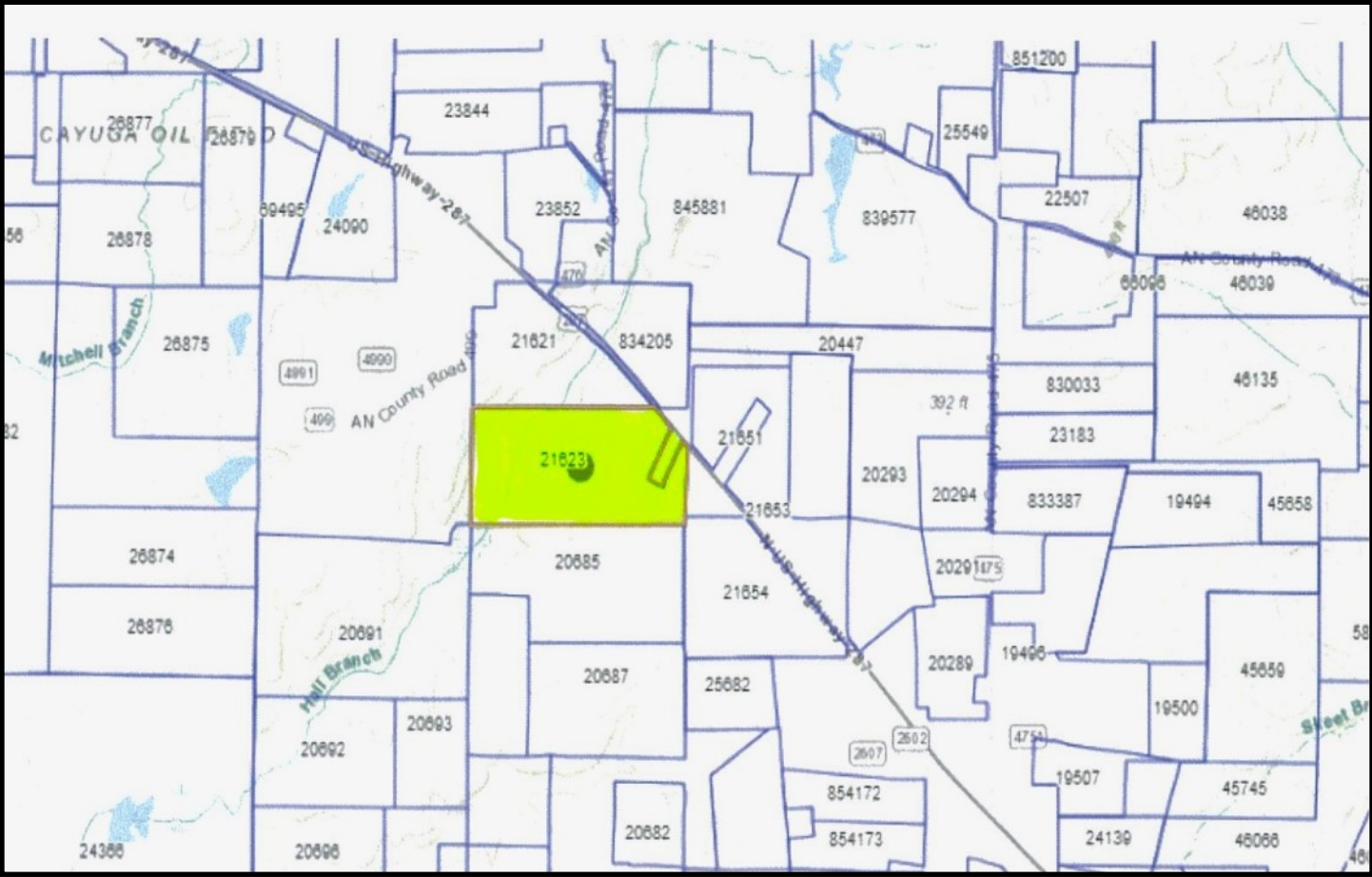
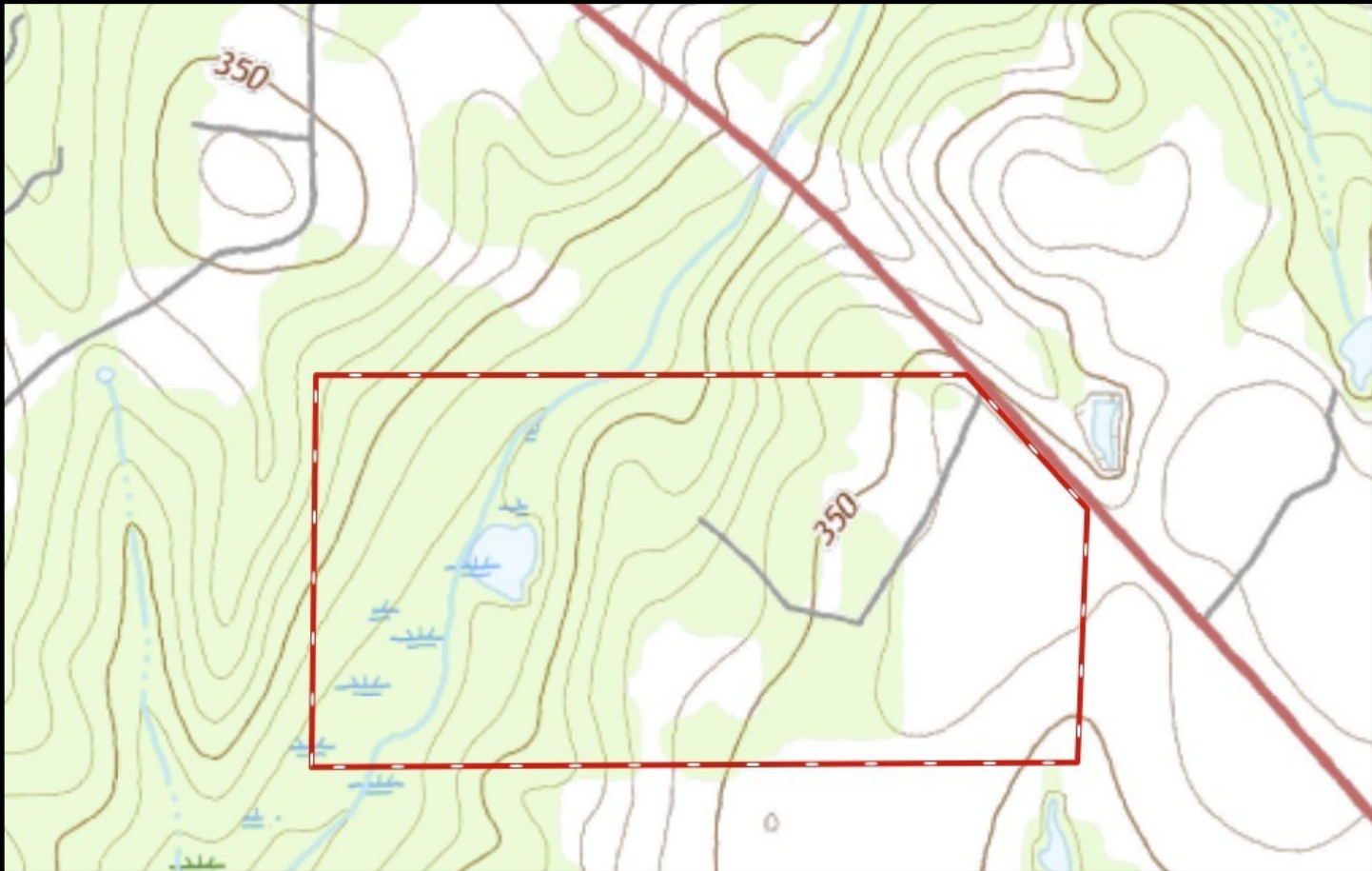














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