

COURT ORDERED SALE

11786 CR 4401

LARUE, TEXAS 75770

**Approximately 1.8 Acres and Improvements
Located in Caddo Creek Estates in the I. W.
Burton Survey A-3, Henderson County, Texas**



Approximate Boundary Line





Discover the beauty of country living in this classic three bedroom, three bath country home under the oaks with its covered porches, decks and three wood-burning fireplaces on 1.8 acres.

A quality lifestyle enhanced by membership in the Caddo Creek Club which includes access to a 20+ acre spring-fed lake, a clubhouse with a full kitchen, meeting rooms, billiards, shuffle board and bar or just enjoy cooking out at the outdoor kitchen adjacent to the infinity pool.



This special offering provides a carefree lifestyle of the country in a resort like atmosphere.



**PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 1.8 ACRES AND IMPROVEMENTS
CADDO CREEK ESTATES LOCATED IN THE I. W. BURTON SURVEY A-3
BEING OTHERWISE KNOWN AS
11786 CR 4401
LARUE, HENDERSON COUNTY, TEXAS 75770**

- I. **LOCATION:** The property is located on CR 4401 between the communities of LaRue and Poynor, Texas in Caddo Creek Estates.
- A. Directions — From the Athens square, take US Highway 175 East past the LaPoynor High School about one mile. Turn right on CR 4401 and look for a sign.
 - B. GPS Coordinates —
 - 1. Latitude 32.084540400000002
 - 2. Longitude -95.623117799999989
- II. **ASKING PRICE:** See website for pricing.
- III. **FINANCING INFORMATION:**
- A. Existing — Treat as clear
 - B. Terms — Cash or third-party financing
- IV. **PROPERTY DESCRIPTION:**
- A. Improvements —
 - 1. Main Dwelling — Classic country home with quality amenities.
 - a. Three bedrooms and three baths
 - b. Frame construction on a pier and beam foundation
 - c. Flooring—Hardwood luxury vinyl and carpet
 - d. Living room with wood-burning fireplace
 - e. Kitchen with center work isle with range top and sink, set-up bar, microwave, electric oven, and dishwasher
 - f. Large main living area with wood-burning fireplace and tall vaulted and beamed ceiling and dining room located adjacent to the kitchen
 - g. Breakfast area overlooking Caddo Creek Lake
 - h. Den/Family room with wood-burning fireplace

- i. Primary bedroom with jacuzzi tub and shower and double (his and her) vanities
 - j. Guest bedroom downstairs
 - k. Upstairs with full guest bedroom
 - l. Central air and heat (electric)
 - m. One car garage (24' x 24')
 - n. Detached workshop (approximately 480 square feet)
 - o. Pigeon coop
 - p. Lake pump from Caddo Creek Lake for sprinkler system around the home
- B. Terrain —
- 1. Soil — Sandy loam
 - 2. Rolling/Hilly/Flat — Rolling to flat terrain
 - 3. Wooded or Open — Partially wooded
 - 4. % in Production — None
 - 5. Property perimeter is fenced and cross-fenced with barbwire and pipe fencing.
- C. Road Frontage — Approximately 225' of frontage on CR 4401
- D. Water Sources —
- 1. Community Water — Poynor Community Water (903-876-4001)
 - 2. Lake/Creek/Pond — Shared access to Caddo Creek Lake, an approximately 20+ acre spring-fed lake with dock
 - 3. Well — Well is not operational at this time. Seller does not warrant the operation or condition of the well.
- E. Utilities —
- 1. Water — Poynor Community Water (903-876-4001)
 - 2. Electric — TXU Energy (866-278-4898)
 - 3. Sewer — Aerobic septic system
 - 4. Internet — 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.***
- F. Restrictions — Lot 40 is subject to the restrictions of Caddo Creek Estates. A copy of the restrictions can be provided upon request. The remainder of the property is not restricted.

- G. Easements — Subject to any visible and apparent easements and any easements of record.
- H. Property Owner's Association — Annual dues are \$3,250.00 per year which is used for the maintenance of the clubhouse, pool, and road system.
- I. COURT ORDERED SALE — This sale is a Court Ordered Sale (Cause No. FAM23-0441-CC1) of the County Court of Law No. 1, Henderson County, Texas and is subject to the final approval of the County Court of Law No. 1, Henderson County, Texas.

V. **TAXING AUTHORITIES AND TAXES:**

- A. Henderson County
- B. LaPoynor Independent School District
- C. Total Taxes - Approximately \$3,454.81 with exemptions per year or approximately \$3,490.60 without exemptions per year 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 contact the Henderson County Appraisal District. Exemptions may apply.*

VI. **MINERALS:**

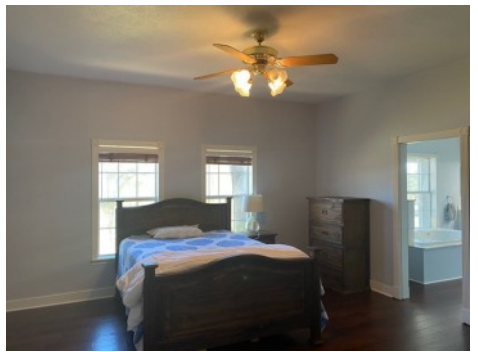
- A. Oil and Gas — None go with sale. Subject to owner predecessors in title to all oil, gas and liquid hydrocarbons.
- B. Surface Minerals — Seller to convey 100% of all surface minerals owned. Surface minerals including but not limited to clay, lignite, iron ore, top soil, sulphur or any mineral which if mined is done by surface mining operations.

VII. **REMARKS:**

A remarkable and one-of-a-kind property with special amenities and a fabulous setting.

*** 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.*









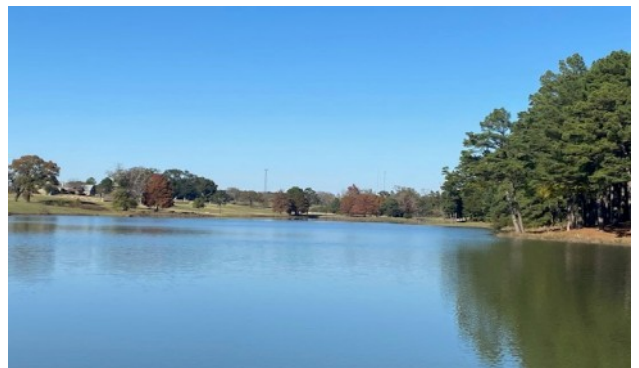
AMENITIES OF CADDO CREEK ESTATES —

- Small boat dock on Caddo Creek Lake
- Gas and wood cooking grill in common areas
- Golf green to practice your short game
- Resort-Style swimming pool with infinity view
- Lake dock for fishing and swimming
- Horseshoes and washers
- Miles of walking areas
- Kids play area
- Eight stocked fishing lakes
- Kayak
- Picnic area and fire pits
- Exclusive poker card room
- Automatic opening security electronic gates controlled by owners

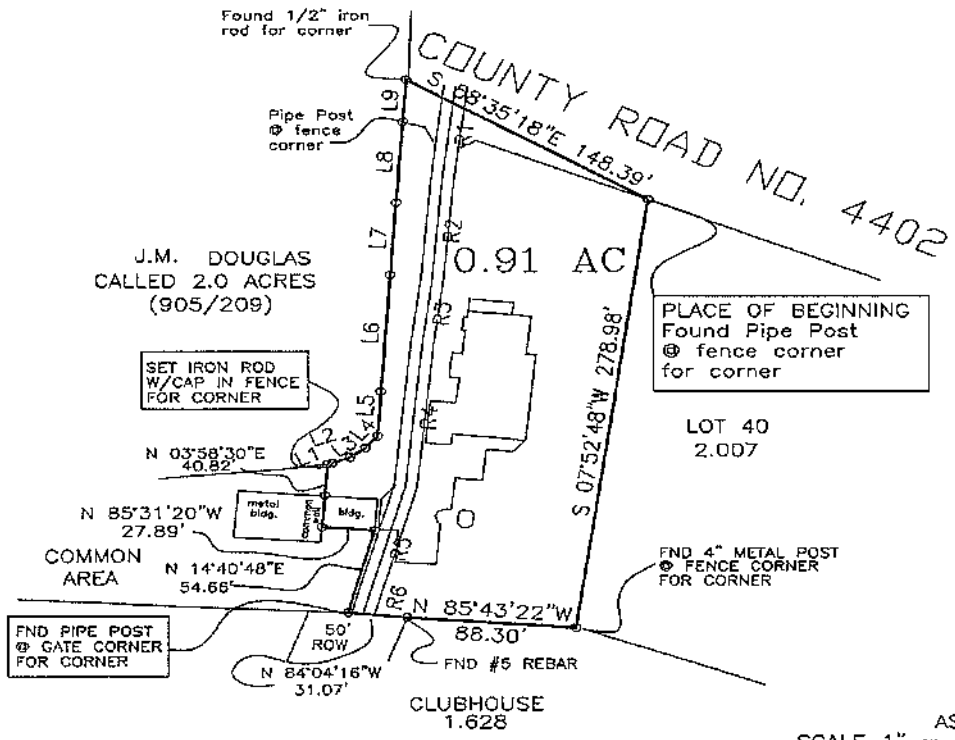


Each member will enjoy a 1/40th ownership of our tastefully furnished Club House Lodge and infinity pool. The first class 6,000 square foot Club House facility is designed to look and feel like a modern version of a historic barn which includes two rustic suites with bath on the second level for overnight stays by property owners. The Club House is a POA community owned property which offers two (2) Owner's Suites, which easily can sleep four (4) in each room. There is a comfortable recliner searing around a large flat screen television on a 20' stone fireplace, which makes relaxing a breeze. The Club House includes a large kitchen, dining room, covered outdoor state –of-the-art cooking and picnic pavilion. With a well appointed card room “Texas Hold “Em Style”, shuffleboard table, foosball, billiards and stereo speakers throughout; this is sure to be the place to share great memories with the family! There are several rocking chairs on porches to relax while overlooking the lake. Caretaker and property maintenance is provided through the homeowner's association.

*For additional information, please see Broker or visit the Caddo Creek Estates website at www.caddocreekestates.com.



HENDERSON COUNTY, TEXAS
 I.W. BURTON SURVEY, A-3
 CADDO CREEK PROPERTIES, L.L.C.



ASSUMED BEARINGS
 SCALE 1" = 100' on 8.5" x 14" sheet

Course	Bearing	Distance
L1	N 67°57'12" E	3.01'
L2	N 69°41'34" E	9.99'
L3	N 54°05'29" E	9.81'
L4	N 38°54'26" E	10.15'
L5	N 03°37'44" E	28.75'
L6	N 03°46'10" E	75.07'
L7	N 03°50'04" E	47.11'
L8	N 03°54'05" E	52.22'
L9	N 03°39'19" E	27.23'

Course	Bearing	Distance
R1	S 06°36'33" W	61.68'
R2	S 04°46'02" W	62.35'
R3	S 07°14'00" W	44.05'
R4	S 05°31'00" W	91.07'
R5	S 15°02'26" W	79.66'
R6	S 15°02'26" W	5.62'

PART OF 132.11 ACRES (VOL. 2885, PG. 384)
 PART OF 0.047 ACRES (VOL. 2457, PG. 045)





