

**PROPERTY INFORMATION BROCHURE ON:**  
***APPROXIMATELY 79.2 ACRES & IMPROVEMENTS***  
**LOCATED IN THE WM. AVANT SURVEY A-35**  
**AND THE R. JONES SURVEY A-407**  
**BEING OTHERWISE KNOWN AS**  
**11754 CR 3819**  
**ATHENS, HENDERSON COUNTY, TEXAS 75752**



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- I. **LOCATION:** The subject property is located approximately 8 miles north of Athens between the Bethel and Walton Communities on Henderson CR 3819.

Directions: From Athens, take Highway 19 North of Athens to Henderson CR 3821. Turn right on CR 3821, then left on CR 3822, then right on CR 3821 and then left on CR 3819. The property is on the right.

GPS Coordinates: 32.313943, -95.818592

- II. **ASKING PRICE:** See website for pricing.

III. **FINANCING INFORMATION:**

- A. Existing – Treat as clear.
- B. Terms -
  - 1. Cash
  - 2. Conventional

IV. **PROPERTY DESCRIPTION:**

- A. Improvements – Located on a picturesque hilltop, the home enjoys 360-degree views.
  - 1. Main Dwelling – Six bedroom, four bath home with spacious living area with wood-burning fireplace. This tradition style home has been completely updated and is all electric.
    - a. Kitchen with free-standing range/oven (electric), microwave, lots of cabinets and double sink.
    - b. Two dining areas open to living area and kitchen
    - c. Two covered patios and one screened-in porch
    - d. Utility room
    - e. Two car garage with automatic door lift
    - f. Construction – Single story home originally constructed in 1987. Home was added onto within the last five years. Updates include all fixtures, new laminate and tile flooring and composition roof (2 years old).
    - g. Central air/heat (electric, zoned – 2 units)

- h. Living Area/Square Footage – Approximately 4,000 square feet total under roof per Owner with approximately 3,440 square feet of actual living area
  - 2. Fencing – Perimeter of property is fenced and cross-fenced. Entry lane has pipe fencing with live oaks lining the drive.
  - 3. Utility Barn for equipment storage and tacking
  - 4. Holding pens
- B. Terrain -
  - 1. Soil – Sandy loam
  - 2. Rolling/Hilly/Flat – Rolling
  - 3. Wooded or Open - Approximately 15% wooded and approximately 85% open with coastal Bermuda pasture and native grasses
  - 4. % in Production – None
- C. Road Frontage – Approximately 2,100' on CR 3819, a county-maintained hardtop road
- D. Water Source -
  - 1. Water – Bethel Ash Water Supply Co-op
  - 2. Lake, Creek, Pond – Two run off ponds with wet weather creek
  - 3. Existing water well used for water for livestock
  - 4. Additional water well is capped, but no pump. Owner does not warrant the condition of same.
- E. Other Information –
  - 1. Utilities –
    - a. Electric – TVEC (972-932-2214)
    - b. Telephone – Lumen Technologies (800-871-9244)
    - c. Sewer – Leachfield septic system
    - d. Water – Bethel Ask Water Supply Corporation (903-675-8466)
    - e. Gas – None at site.
    - f. Internet – Hughes Network in area (866-378-2581), but Owner subscribes to Starlink services and currently has a Starlink system in place at the property. The Starlink system will not convey with sale of the property.

***\*\*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. Athens Independent School District
- C. Total Estimated Taxes - Approximately \$12,795.84 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, Gas, and Other Minerals – Owner to reserve all oil, gas and other minerals owned subject to 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:**

Peaceful, accessible yet secluded. Find your way “home to East Texas”.

***\*\* 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.***









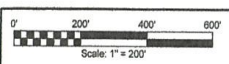








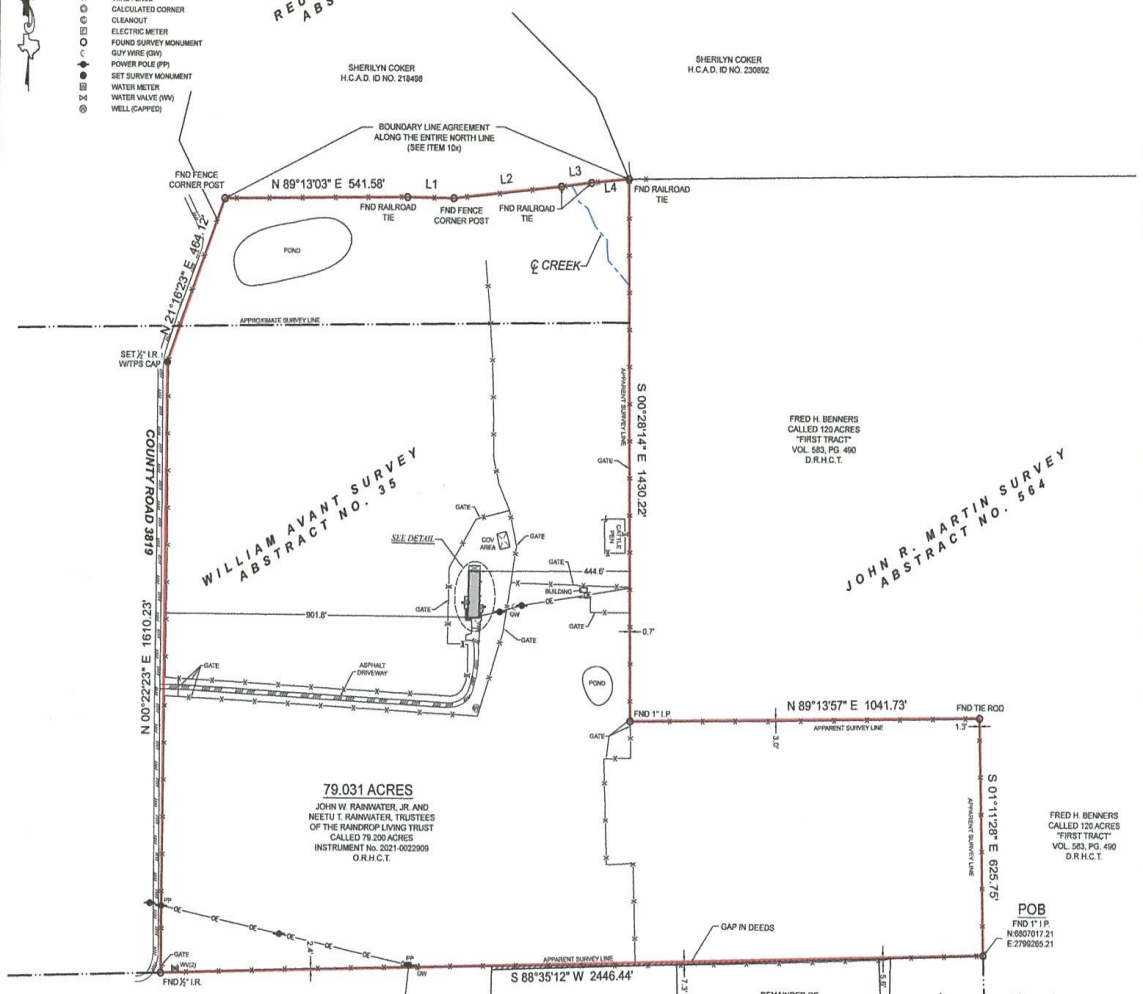




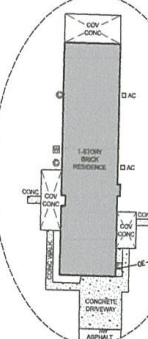
**SYMBOL LEGEND**

- EDGE OF ASPHALT
- FLOWLINE
- OVERHEAD ELECTRIC
- PIPE FENCE
- WIRE FENCE
- CALCULATED CORNER
- CLEANOUT
- ELECTRIC METER
- FOUND SURVEY MONUMENT
- GUY WIRE (GW)
- POWER POLE (PP)
- SET SURVEY MONUMENT
- WATER METER
- WATER VALVE (WV)
- WELL (CAP'ED)

LINE BEARING	DISTANCE
N 89°13'03" E	541.58'
N 21°12'23" E	484.12'
N 89°13'57" E	1041.73'
S 00°28'14" E	1430.22'
S 88°35'12" W	2446.44'
S 01°11'28" W	625.75'



**DETAIL NOT TO SCALE**



**JOSEPH SHELTON SURVEY ABSTRACT NO. 737**

REMAINDER OF PAUL DAVIS PHILLIPS AND ANN NELL PHILLIPS CALLED 60.25 ACRES VOL. 704, PG. 639 D.R.H.C.T.

HOW OR FORMERLY CHIQUITA POFF CALLED 11.00 ACRES INSTRUMENT NO. 2015-00012355 D.R.H.C.T.

REMAINDER OF RONALD J. SEELY CALLED 1.80 ACRES "TRACT ONE" INSTRUMENT NO. 2023-00009966 D.R.H.C.T.

REMAINDER OF RONALD J. SEELY CALLED 10.00 ACRES "TRACT TWO" INSTRUMENT NO. 2023-00009966 D.R.H.C.T.

FRED H. BENNERS CALLED 120 ACRES "FIRST TRACT" VOL. 583, PG. 490 D.R.H.C.T.

POB  
FND 1" I.P.  
N 68°07'01" 21  
E 27°02'25" 21

TREN STIRLING ORSKELL AND HEATHER ELIZABETH ORSKELL CALLED 1.80 ACRES "TRACT ONE" INSTRUMENT NO. 2023-00009966 D.R.H.C.T.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY STEWART TITLE GUARANTY COMPANY  
D.F. NO. 24-041-AM  
EFFECTIVE DATE: FEBRUARY 8, 2024

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM(S) LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

10% EASEMENT TO TEXAS POWER AND LIGHT CO. PER VOL. 339, PG. 255 D.R.H.C.T. (MAY OR MAY NOT AFFECT (UNABLE TO PLOT))

10% EASEMENT TO BETHLESH WATER SUPPLY CO. PER VOL. 81, PG. 888 D.R.H.C.T. (BLANKET)

10% BOUNDARY AGREEMENT TO LARRY W. COKER, SHERILYN COKER AND ARBY L. JOHNSON PER VOL. 523, PG. 734, D.R.H.C.T. (DOES AFFECT BOUNDARY LINE AGREEMENT IF INTENDED TO BE WITH THE FENCE (AS SHOWN HEREON))

10% EASEMENT TO BETHLESH WATER SUPPLY CORP PER C.F. NO. 2013-00012151, R.P.R.H.C.T. (BLANKET)

PROJECT	28913
FIELD DATE	09/13/2024
DRAWN BY	ADY
CHECKED BY	TNK/MAM
FIELD CREW	
PURCHASER	CHRISTOPHER HACKLER, AND/OR ASSONS
ADDRESS	1174 COUNTY ROAD 3819, ATHENS, TX 75752
SURVEY	WILLIAM AVANT A-35
SUBJECT	REUBEN JONES A-407
COUNTY	79.031 ACRES HENDERSON

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48212C150E, HAVING AN EFFECTIVE DATE OF AUGUST 19, 2019.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRD MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET

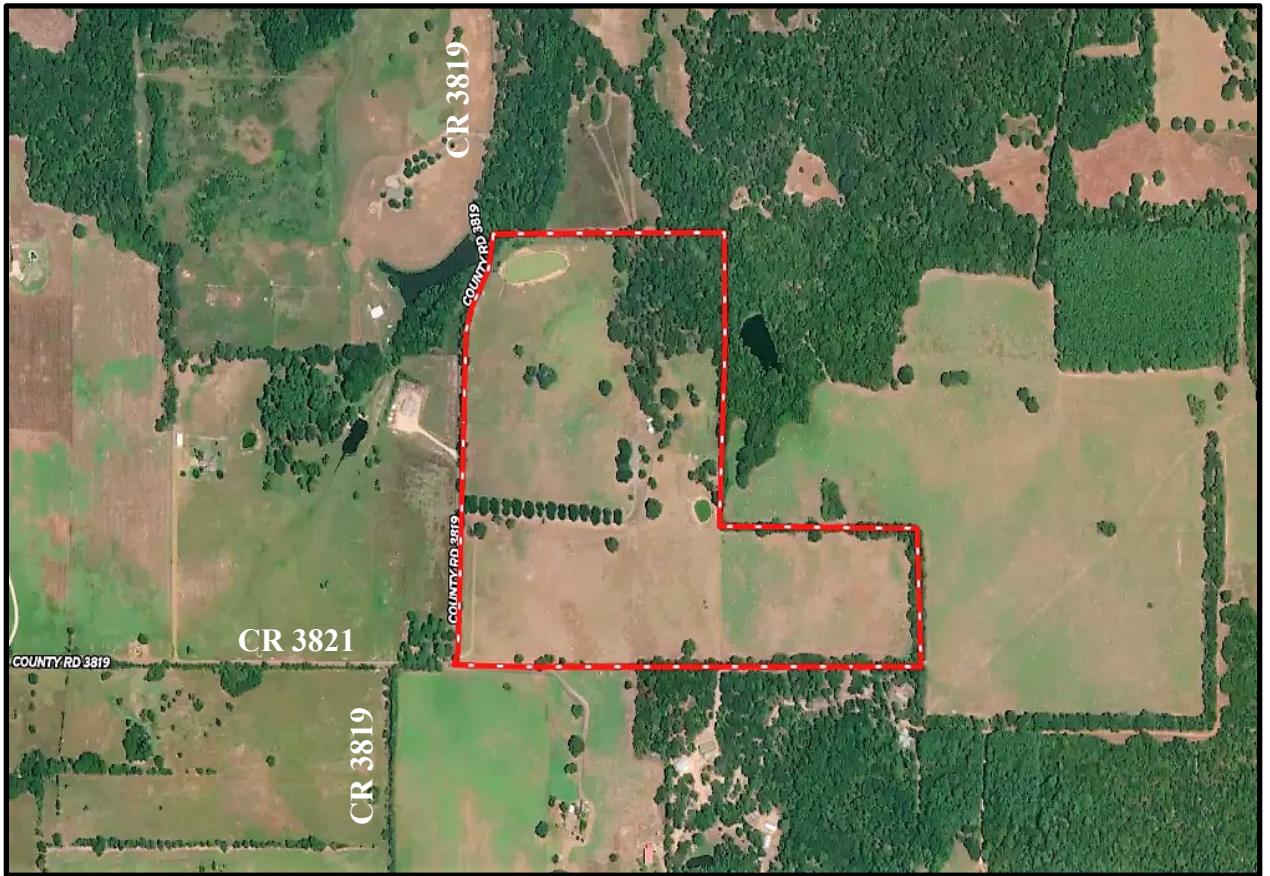
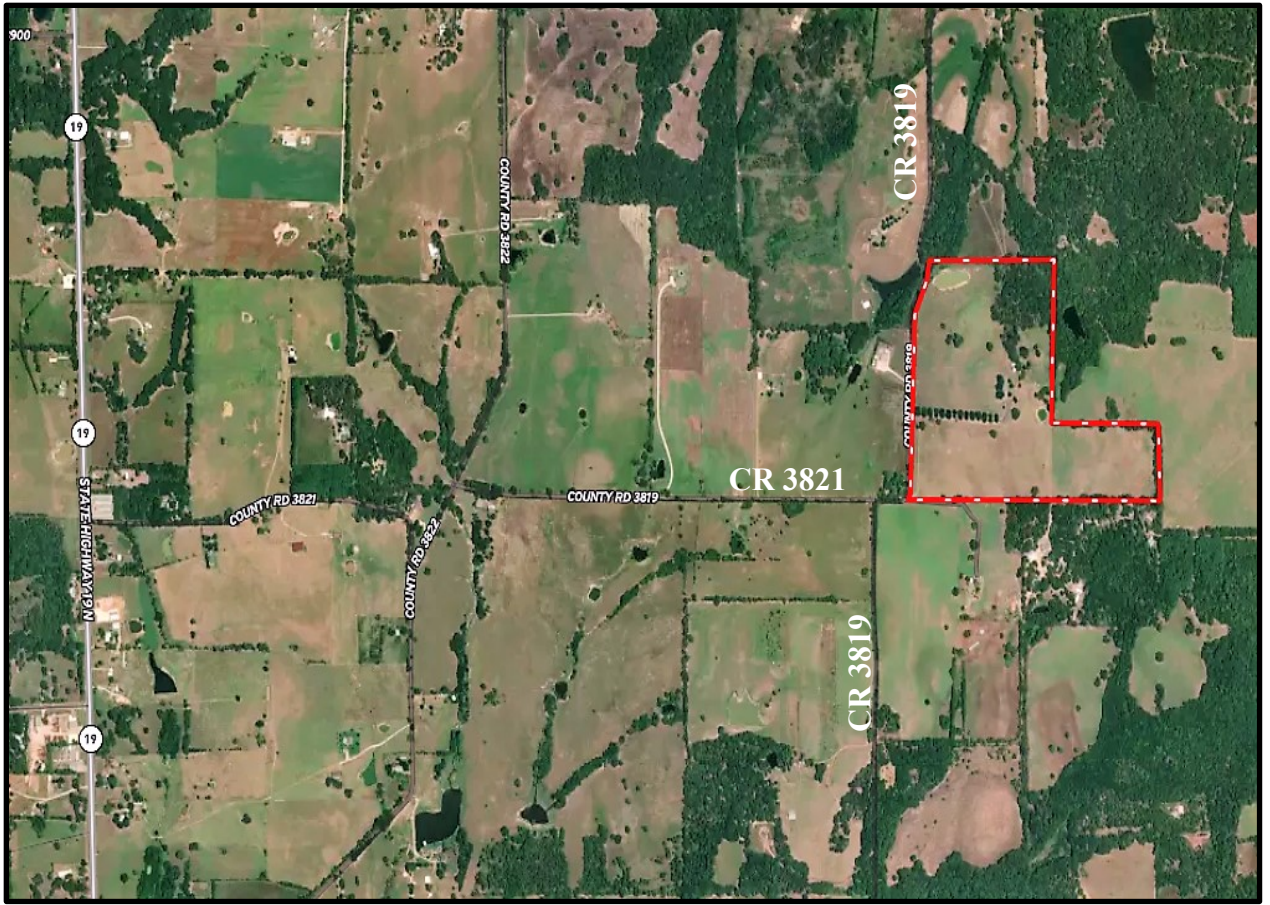
**BOUNDARY & IMPROVEMENT SURVEY**

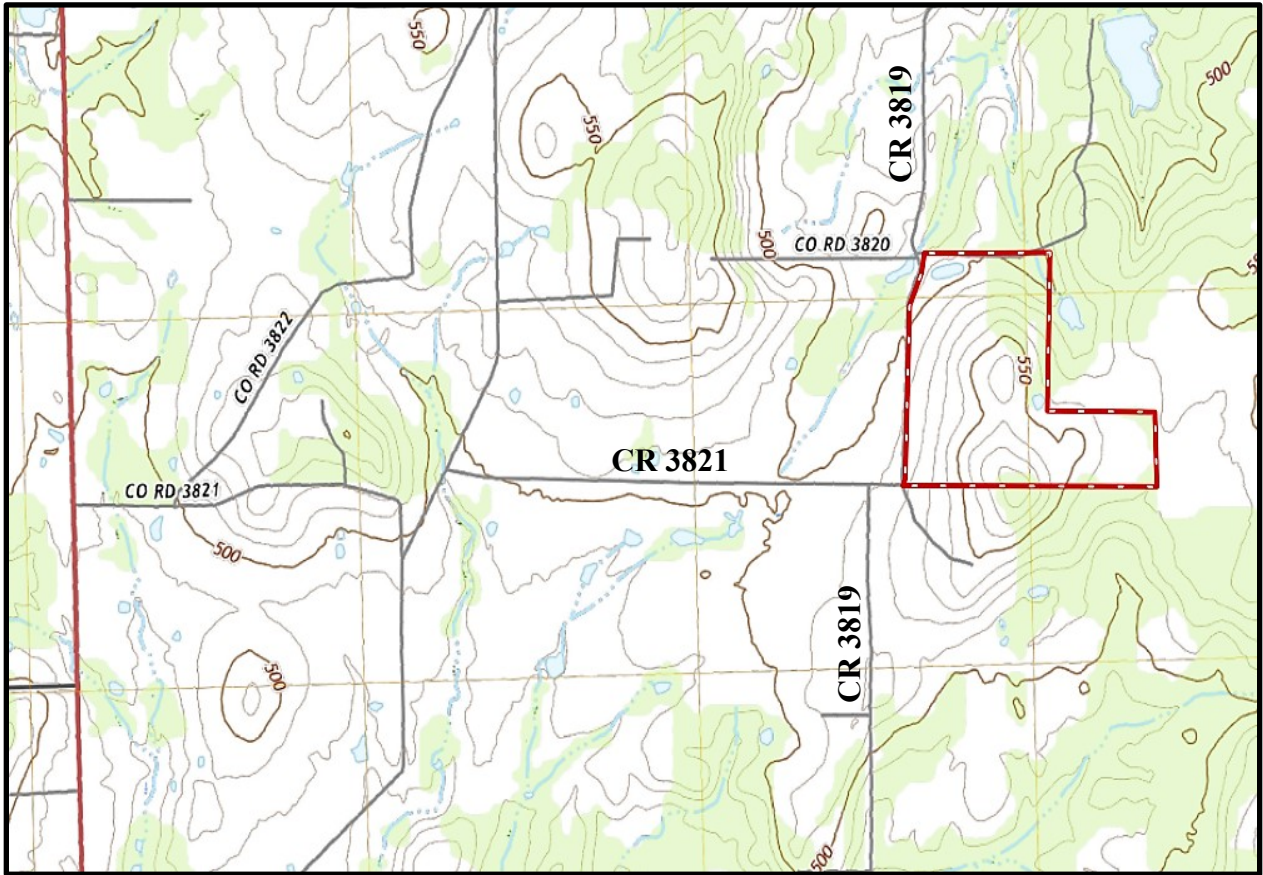
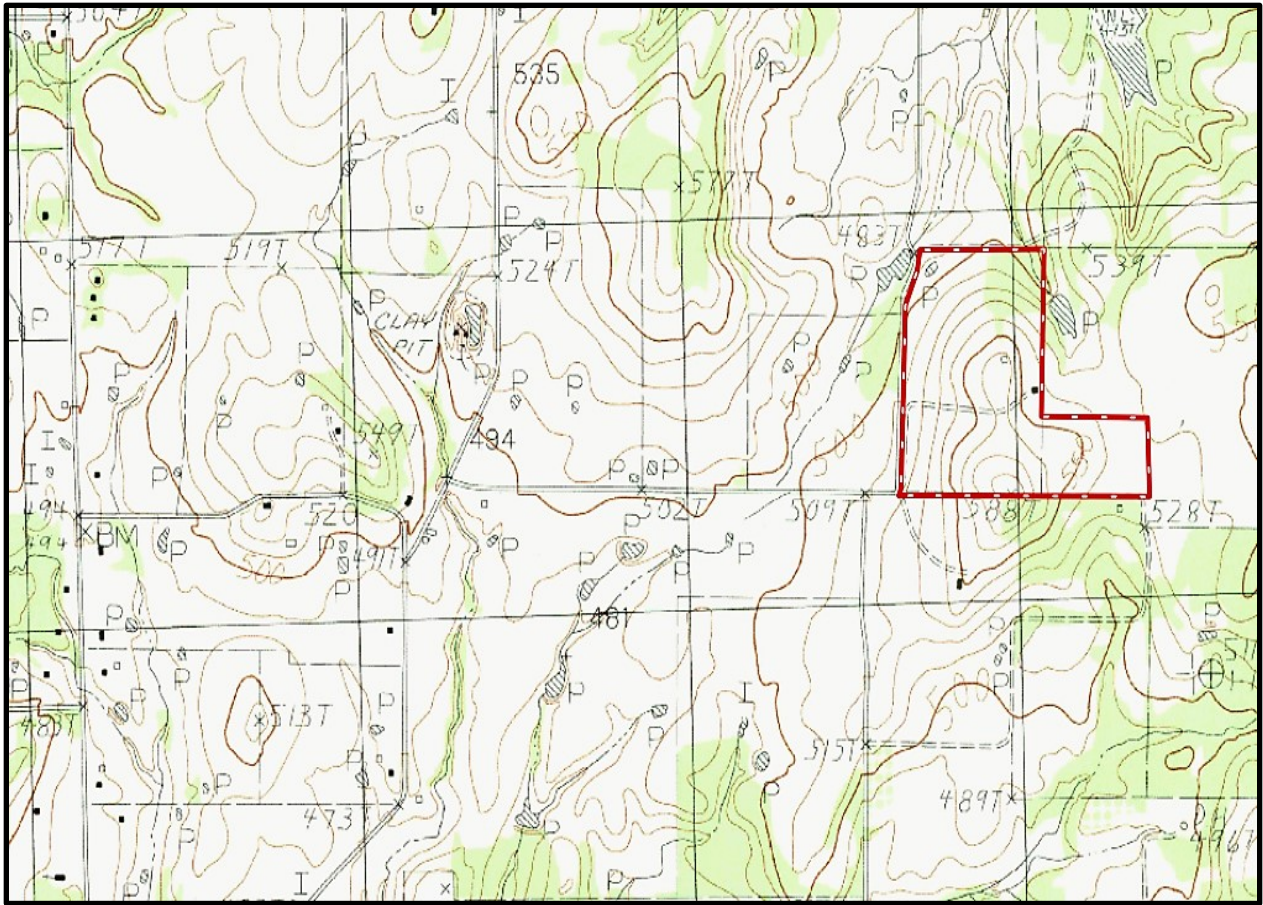
BEING A 79.031 acre tract of land situated in the William Avant Survey, Abstract Number 35, and in the Reuben Jones Survey, Abstract Number 407, Henderson County, Texas, being all of that same called 79.031 acre tract described in instrument to John W. Rainwater, Jr. and Neetu T. Rainwater, Trustees of the Rainwater Living Trust, recorded under instrument Number 2021-0022909, of the Official Records of Henderson County, Texas (D.R.H.C.T.), and 79.031 acre tract being more particularly described by attached metes and bounds description.

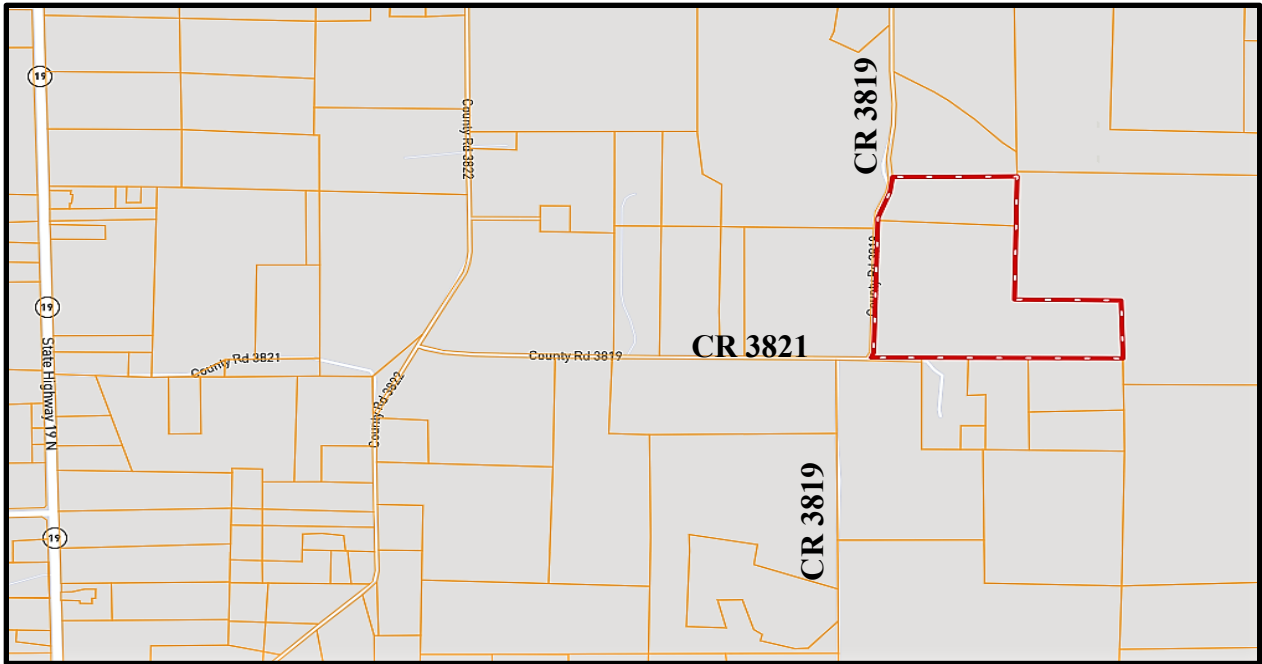
THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT THE TIME OF SURVEY.

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921









Directions: From Athens, take Highway 19 North of Athens to Henderson CR 3821. Turn right on CR 3821, then left on CR 3822, then right on CR 3821 and then left on CR 3819. The property is on the right.

Latitude: 32.312469899999989  
Longitude: -95.832916900000001

