

MLS #: A95631A (Active)
List Price: \$55,000
0 CR 4712 LARUE, TX 75770



Type & Style: Other
 Acreage Range: 2-5
 Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 Square Footage: 0
 Source SqFt: HCAD
 Year Built: 0

Tax GEO #: 4012.0000.4610.00
 School District: Athens ISD
 County: Henderson
 Location: SAFARI WATERS
 In Subdivision: Yes
 Lake Name: TOLER LAKE

Apx Lot Size: Unk			
Legal: Lot 461 Safari Waters Ranch Phase 4			
Lot Description: Irregular, Acreage, Shade Trees, Wooded			
Platted WF/Ft:	Frontage:	# Acres: 5.034	\$/Acre:
Breakfast:	F/LD:	Garage:	Ext:
Ponds: No	Conf:	Barns: No	Sheds: No
Irrig: No	2nd House:	Pasture:	Crop:
Wood:	Flood:	Mn/Tbr Owned:	Mn/Tbr Res:
Leases:	Years:	Survey: No	
Assumable: No	N/L:	Owner Financing: No	
Ag/Ex: No	POA: Yes	POA Dues/Yr: 695.00	Mandatory: Yes
Stock Farm: None		Crop Farm: Timber	
Neighborhood Amenities: Near Lake, Common Areas, Restricted, Boat Ramp			
On Site Rec Facilities: Launch Ramp, Fishing			
Improvements: None			
Topo/Road/Soil: Rolling, Loamy			
Interior Features: Other			
Exterior Features: Other			
Exterior Construction: Other		Appliances: Other	
Foundation: Other		Additional Features: Other	
Roof: Other		Garage/Carport: Other	
Heating: Other		Fence: None	
Cooling: Other		Pool: No	
Water: Public			
Sewer: None			
Exclusions:			
Directions: 175 East to CR 4712. Left, property is on left. Sign. Show anytime.			
Remarks: 5.034 wooded acres located in highly desired Safari Waters Ranch Subdivision located East of Athens, TX. This tract is located outside the enclosed section of Safari Waters Ranch, however owners can enjoy the 3 spring feed lakes full of trophy bass and the exotic wildlife that freely roam the subdivision, including, deer, fallow deer, red stag and zebra This acreage is full of standing pine timber and native hardwoods. Perfect property to build your dream home on!			
Agent Remarks: Electrical is provided by Oncor and water is provided by Virginia Hill Water. Buyer to verify current cost to run electrical to desired location and tap fees. See Restrictions in Documents folder. there are several amendments to these restrictions that can be provided upon request. Not enough room allowed to download all here.			

Additional Contacts:

Owner: Tarrant/Shultz

Occ:

Sub Agent: No

SA Comm: 3%

Buyer Agent: Yes

BA Comm: 3%

Exclusive Agency: No

Variable: No

Scale: No

Finance: Cash, Conventional

Possession: At Closing

Showing Instructions: Sign In Yard, Show Anytime

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

Days on Market: 17

Original List Price: \$55,000

Lc#: 428635

Listing Agent Supervisor: Steven Sparks

Listing Agent Supervisor Phone: 903-681-1566



Listing Office: Sparks Realty Company (#:945)

Main: (903) 681-1566

Fax:

Mail Address 1: 3361 Bandera St

Mail City: Athens

Mail State: TX

Mail Zip Code: 75752

Listing Agent: Steven Sparks (#:14)

License Number: 0428635

Agent Email: sksparks1988@msn.com

Contact #: (903) 681-1566

Information Herein Deemed Reliable but Not Guaranteed