

3529 E CR 3800

Athens, TX 75752

FOR SALE

\$339,000

PERFECT 46 +/- AC GETAWAY IN ATHENS

DIRECTIONS:

From Dallas take I-20 East 47 miles to Canton, South on SH 19 for 15 mi to CR 3800, follow roads meanders, to sign. Property on Left



RE/MAX Landmark
113 North Frances Street
Terrell, TX 75160

www.frankrobertslandteam.com

Information herein deemed reliable but not guaranteed.



Brought to You Exclusively By
Frank J. Roberts, ALC

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OFFICE: 972-524-0689

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3529 E CR 3800

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46 Acres
AG EXEMPT

Frank Roberts LAND TEAM

\$339,000

MAIN PROPERTY FEATURES:

- Gated Entrance w. Iron Gate
- 4 Acre Lake
- 2 Stock Tanks
- 2 bed, 2 bath Ranch Style 1764 SF Home
- Carport
- Workshop w. Concrete Floors + Equipment Storage



Pipe & Cable Entry w. Ornamental Gate

Great setting for a weekend getaway or a retirement home, you must see this 46 +- acre tract with rolling Bermuda Pastures highlighted by scattered mature hardwoods! Quaint 2 bed, 2 bath retreat overlooks an incredible 4 +- acre lake. Enter through ornamental iron gate and meander down a concrete drive to the home. Nice shop, carport, pipe cattle pens, some pipe fencing.



Driveway passes Springfed 4 Ac. Lake



Concrete Drive to Home



2 bed, 2 bath 1764 SF Home



Rolling Bermuda Pastures



Shop w. Concrete Floors, Open in Back



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ADDITIONAL PROPERTY FEATURES:

- Barbed Wire Fencing
- Pipe Fencing
- Holding Pens
- Loading Chute
- Rolling Bermuda Pastures
- Scattered Mature Hardwoods
- Sandy Loam Soil
- Ag Exempt



Pond, believed to be Springfed



Cattle Pens & Handling Area



Rolling Pastures



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HOME FEATURES:

- Island Kitchen w. Breakfast Bar
- Dishwasher
- Electric Oven & Cooktop

HEATING/COOLING

- Ceiling Fans
- Central A/C
- Central Gas Heat

UTILITIES

- No City Services
- Co-op Water
- Co-op Electric
- Septic
- Propane Gas
- Phone Available On Site



Great 2 bed, 2 bath Getaway Home



Great Room with Woodburning Fireplace



Glassed-in Porch with Pool Table

