

Land Detail



<i>SubType</i>	<i>Price</i>	<i>MLS number</i>
Acreage	\$140,000.00	#####
<i>Legal</i>	Abstract 361, County Block 1873, Tract 8C, J. Hassell Survey	
<i>Status</i>	Active	<i>Recent Change</i> New Listing
		<i>I.S.D.</i> Jacksonville
<i>LotSqFt</i>	436,035	<i>Acreage</i> 10.01
<i>LandDim</i>	Rectangular	<i>County</i> Cherokee
<i>Tax/SCE</i>	\$201.56 (AD/'22)	<i>Exemptions</i> Agricultural
<i>City</i>	Jacksonville	
<i>Zip</i>	75766	<i>State</i> TX <i>Zone</i> None
<i>X Street</i>	C.R. 1814	
<i>StndtFtr</i>	Absolutely gorgeous gently rolling tract w/ scattered trees.	

3159	C.R.	3114
<i>RoadTyp</i>	County	<i>Subdiv</i> N/A
<i>Avl/Pos</i>	@ Closing	

NarrtveDscrptn

reduced \$10,000!!! This is one of the most gorgeous rural tracts of small acreage you will find in the county. Look at the satellite image. The parcel has both water and electric utilities. There is a 40' long covered parking area, a storage building and a neat creek. The land has a very gentle roll to it. It is a little bit over eight miles from the center of Jacksonville, so it is just minutes from town. It is an excellent parcel for a dream home. The whole area has beautiful rural land.....very few homes. DIRECTIONS: From U.S. 79 W., go south on to F.M. 747 for approximately 2.8 miles, to left onto C.R. 3111. Continue on 3111 until it dead ends into C.R. 3114 & C.R. 1814. Turn right onto 3114. After going about .35 miles on 3114, it will take a sharp right. After the sharp turn the gate is about 325' ahead, on the right. There will be a sign at the gate. There is an RV on the property that is also for sale.

Directions: See the "Narrative" for driving directions.

Topography	Gently Rolling	Sur/Plat OF	No	PricePerAcre	\$13,986.00
Water	Creek	AerialPhot	Yes	Deed Rest	No
Views	Distant	EPA Issues	None Known	HOA	No
%Open	40	Barn #1	----	Dues	None
%Wooded	60	Barn #2	----	DuesPeriod	N/A
%Pasture	40	Shop #1	----	WaterSup	Craft Turney
Fencing	Yes	Shop #2	----	Avg Water	25.00
Minerals	To be Retained	Storage #1	16' x 10' Storage Shed	Sewer	Septic
Surface	All Owned	Storage #2	----	Elec Co	Cherokee County Co-Op
RoadSurface	Asphalt	Oth Imp #1	RV Covered Parking - 40' x 22'	Avg Elec	50.00
Crops	None	Oth Imp #2	----	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	N/A
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	Frontier
GrassTypes	Mixed	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	Yes	San Serv	Republic Services
Rollback?	No	Cattle Ready	No	WaterfrntFt	N/A
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	N/A