



# Land Detail

<b>SubType</b>	Land	<b>Price</b>	\$15,000.00	<b>MLS number</b>	#####
<b>Legal</b>	Abstract 37, County Block 170, Tract 23, H. Meyers Survey				
<b>Status</b>	Active	<b>Recent Change</b>	New Listing		
		<b>I.S.D.</b>	New Summerfield		
<b>LotSqFt</b>	60,984	<b>Acres</b>	1.4		
<b>LandDim</b>	563' x 199' x 513' x 225'	<b>County</b>	Cherokee		
<b>Tax/SCE</b>	\$3.98	<b>Exemptions</b>	Timber		
<b>City</b>	New Summerfield	<b>State</b>	TX	<b>Zone</b>	None
<b>Zip</b>	75780				
<b>X Street</b>	U.S. 79				
<b>StndFtr</b>	Nice, level virtually all wooded parcel with a nice homesite.				

8468	N.	F.M. 2274	
<b>RoadTyp</b>	F.M.	<b>Subdiv</b>	N-A
<b>Avl/Pos</b>	" Closing		

**NarrveDscrptn**

This is a rural setting. The parcel is virtually all wooded with a mixed variety of tree species. There is a power line that crosses the land from north to south. Natural gas, water and electricity are all available. There is also a natural gas line that crosses the property. There are a few structures on the land that are in very poor condition. There is a propane tank on the property. There is a shallow well toward the southwest corner of the property. There are few parcels like this one these days. It will make a very nice homesite. There is no fencing and to perfectly determine the property boundaries and corners, a survey may be required.

**Directions:** From the intersection of S.H. 110 & U.S. 79, in New Summerfield, east on 79, for 5.3 miles to right (south) onto F.M. 2274. Land is immediately on the left.

<b>Topography</b>	Very Gently Sloped	<b>Sur/Plat OF</b>	None Available	<b>PricePerAcre</b>	\$7,042.25
<b>Water</b>	None	<b>AerialPhot</b>	Yes	<b>Deed Rest</b>	No
<b>Views</b>	Woods	<b>EPA Issues</b>	None Known	<b>HOA</b>	No
<b>%Open</b>	5	<b>Barn #1</b>	----	<b>Dues</b>	N/A
<b>%Wooded</b>	95	<b>Barn #2</b>	----	<b>DuesPeriod</b>	N/A
<b>%Pasture</b>	0	<b>Shop #1</b>	----	<b>WaterSup</b>	New Summerfield
<b>Fencing</b>	None	<b>Shop #2</b>	----	<b>Avg Water</b>	0.00
<b>Minerals</b>	Being Retained	<b>Storage #1</b>	----	<b>Sewer</b>	None
<b>Surface</b>	All Owned Being Conveyed	<b>Storage #2</b>	----	<b>Elec Co</b>	Cherokee County Co-Op
<b>RoadSurface</b>	Asphalt	<b>Oth Imp #1</b>	Propane Tank	<b>Avg Elec</b>	0.00
<b>Crops</b>	N/A	<b>Oth Imp #2</b>	----	<b>Gas Co</b>	New Summerfield
<b>CropsConvey?</b>	Yes	<b>Oth Imp #3</b>	----	<b>Avg Gas</b>	0.00
<b>WoodTypes</b>	Mixed	<b>Oth Imp #4</b>	----	<b>Phone Co</b>	Unknown
<b>GrassTypes</b>	Native	<b>Oth Imp #5</b>	----	<b>Cable Co</b>	None
<b>DirtFill</b>	No	<b>MH Permitted</b>	Yes	<b>San Serv</b>	Ameri-Tex
<b>Rollback?</b>	No	<b>Cattle Ready</b>	No	<b>WaterfrntFt</b>	0
<b>SoilReports</b>	No	<b>Horse Ready</b>	No	<b>Easements</b>	Utility
				<b>Dairy Ready</b>	No