



## Land Detail

<i>SubType</i>	Rural Acreage	<i>Price</i>	\$105,000.00	<i>MLS number</i>	#####
<i>Legal</i>	Abstract 90, County Block 198, Tract 1B, Wm. Berryhill Survey				
<i>Status</i>	Active	<i>Recent Change</i>	New Listing		
		<i>I.S.D.</i>	New Summerfiled		
<i>LotSqFt</i>	536,528	<i>Acreage</i>	12.317		
<i>LandDim</i>	413' x 1,384' x 383' x 1271'	<i>County</i>	Cherokee		
<i>Tax/SCE</i>	\$1,479.60 (AD/'23)	<i>Exemptions</i>	None		
<i>City</i>	New Summerfield	<i>State</i>	TX	<i>Zone</i>	None
<i>Zip</i>	75766				
<i>X Street</i>	F.M. 2274				
<i>StndFtr</i>	Gently rolling wooded parcel w/ water & electricity meters				

25661	U.S.	79 E	
<i>RoadTyp</i>	U.S.	<i>Subdiv</i>	N/A
<i>Avl/Pos</i>	@ Closing		

*NativeDscrptn*

An appealing gently rolling tract with mixed timber -- some marketable. It is about 4.25 miles east of New Summerfield, on the north side of the highway. Would make a great homesite. There are many pipes on the property that the owner will remove, if required. There is an RV on the property that the owner will be removing. The property currently has no exemptions, but could have a timber or wildlife exemption

*Directions:* From the intersection of S.H. 110 & U.S. 79, in New Summerfield, E. on U.S. 79 for 4.25 miles to the property on the left (north side).

<b>Topography</b>	Gentle Roll	<b>Sur/Plat OF</b>	No	<b>PricePerAcre</b>	\$8,525.00
<b>Water</b>	None	<b>AerialPhot</b>	Yes	<b>Deed Rest</b>	No
<b>Views</b>	Surrounding Properties	<b>EPA Issues</b>	None Known	<b>HOA</b>	No
<b>%Open</b>	0	<b>Barn #1</b>	----	<b>Dues</b>	N/A
<b>%Wooded</b>	100	<b>Barn #2</b>	----	<b>DuesPeriod</b>	N/A
<b>%Pasture</b>	0	<b>Shop #1</b>	----	<b>WaterSup</b>	Stryker Lake WSC
<b>Fencing</b>	None	<b>Shop #2</b>	----	<b>Avg Water</b>	Not is use
<b>Minerals</b>	All Owned	<b>Storage #1</b>	----	<b>Sewer</b>	N/A
<b>Surface</b>	All Owned	<b>Storage #2</b>	----	<b>Elec Co</b>	Cherokee County EC
<b>RoadSurface</b>	Asphalt	<b>Oth Imp #1</b>	Water & Electric Service	<b>Avg Elec</b>	Not is use
<b>Crops</b>	Some Marketable Timber	<b>Oth Imp #2</b>	----	<b>Gas Co</b>	None
<b>CropsConvey?</b>	Yes	<b>Oth Imp #3</b>	----	<b>Avg Gas</b>	N/A
<b>WoodTypes</b>	Mixed Hardwood & Pine	<b>Oth Imp #4</b>	----	<b>Phone Co</b>	Frontier
<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>	Republic Services
<b>Rollback?</b>	No	<b>Cattle Ready</b>	No	<b>WaterfntFt</b>	0
<b>SoilReports</b>	No	<b>Horse Ready</b>	No	<b>Easements</b>	Utility
				<b>Dairy Ready</b>	No