

# Residential Detail

SubType	Beds	Baths	Price	MLS number
>=10ac	3	2.5	569,000	#####



Legal	Abstract 255, County Block 1003, Tracts 3 & 3A, J.N. Elliott Survey			
Status	Active	Recent Change	Price Change	
Exterior	Brick	I.S.D.	Rusk	
LotSqFt	4,509,331	Acreage	103.52	
LandDim	1742' w x 2462'	County	Cherokee	
Tax/SCE	\$6,225.43 ('15), AD	Exemptions	None	
City	Rusk	Year Built	1994	
Zip	75785	State	TX	Zone
X Street	F.M. 241	Htng/Cooling	CE Heat, Elec Air	
StndtFtr	Super home on awesome tract of land w/ views.			

612	C.	2444	
RoadTyp	CR	Subdiv	None
Avl/Pos	15 days after closing		

### NarrtveDscrptn

Fabulous home nestled on a half-wooded, half-pasture 103 acres. Beautiful trees surround the home. There is a great second home, w/ one BR, that is isolated from the main home. There is also a 5,700 sq. ft. steel barn that will hold more than you can imagine. The 2-plus acre lake is stocked w/ fish and just a great body of water for just sitting on the shore. The land is quite rolling and there are fabulous views in several directions. There are additional storage buildings on the property. Lots of hay gets harvested on this land. Just a ten minute drive to the Cherokee County seat.

Directions: From F.M. 343 & F.M. 752, south of Rusk, S. on F.M. 752 for 1/2 mile to left onto F.M. 241 for 1 mile to left onto C.R. 2444 for .5 miles to sign on Right.

H/C SqFt	2,265.0	FamRoom	No	Water	Creek(s), Pond	Pool	No
Style	Traditional	Den	No	Range	No	SecSys	No
Stories	2	GameRoom	No	StoveTop	Yes	LawnSprink	No
Floors	Crpt, Vinyl, Ce	Office	11.5' x 11.5'	Oven(s)	Yes	PropTank	Yes
Interior	Sheetrock	Study	No	HoodVent	Yes	Intercom	No
Foundation	Slab	Loft	No	DW	Yes	Grill	No
Roof	Comp Shngl	Laundry	8.5' x 6'	Disposal	Yes	HOAssoc	No
Windows	Metal, Double	Breakfast	No	Washer	No	Dues	0
#Rooms	12	DR	15.5' x 11'	Dryer	No	DuesPer	N/A
MasterBR	16.5' x 13'	FormallR	21' x 14.5'	Compactor	Yes	WaterSup	Rusk
BR#2	13' x 11'	OtherRm	----	IceMaker	No	AvgWater	0
BR#3	13' x 11'	OtherRm	----	Microwave	No	Sewer	Septic
BR#4	----	OtherRm	----	#CeilFans	5	ElecCo	Co-op
BR#5	----	OtherRm	----	#WBFP(s)	1	AvgElect	0
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	Lyons Butane
MasterBA	13' x 12.5'	CovdPatio	No	WoodHeat	No	AvgGas	0
Bath#2	10' x 6.5'	Porch	38' x 6.5'	Refrig	No	PhoneCo	Verizon
Bath#3	----	Deck(s)	No	WatSoft	No	CableCo	None
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	90' x 65'	OtherApl	----	HOW	No
HalfBA#1	13.5' x 4'	Shop	No	AtticFan	No	Builder	Munsinger
HalfBA#2	----	StorBldg	Yes	Antenna	No	RoadSurf	Asphalt
CarStorage	2, CP	Fencing	Barbed	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	Pole Building	CentVac	No	Minerals	All Owned
Basement	No	Terrain	Rolling	Jacuzzi	No	Vegetation	Lawn, Inprvd P
Attic	No	Views	Distant	HotTub	No	DeedRestr	No
		Kitchen	17.5 x 13.5'				