

Land Detail

SubType

Price

MLS number

Tmbr-W/Tr

\$94,560

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Legal Abstract 40, County Block

Status Active

Recent Change

Price Change

I.S.D.

J'ville

LotSqFt 1,716,264

Acreage

39.4

LandDim Rectangular

County

Cherokee

Tax/SCE \$138.86 ('17), AD

Exemptions

A--timber

City Jacksonville

Zip 75766

State TX

Zone None

X Street F.M. 747

StndtFtr Great wooded timber and hunting land.

	C.	3216	
RoadTyp	CR	Subdiv	No
Avl/Pos	@ Closing		

NarrtveDscrptn

APPEALING 39.4 acres with view potential, located off a paved Cherokee County road, an easement gets you onto this great tract of mixed timber. It is also great for hunting. Land is located less than ten minutes from Jacksonville. Very competitively priced.

Directions: From the intersection of U.S. 79 & F.M. 747, N. on 747 for 2 miles to left onto C.R. 3216 for .8 miles to easement to property. Look for signs.

Topography	Sloped, Rolling	Sur/Plat OF	No	PricePerAcre	2,400.00
Water	None	AerialPhot	Yes	Deed Rest	No
Views	Potential Distant	EPA Issues	None Known	HOA	No
%Open	0	Barn #1	----	Dues	No
%Wooded	100	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	Gum Creek
Fencing	Barbed	Shop #2	----	Avg Water	0
Minerals	None	Storage #1	----	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	Co-op
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	0
Crops	Timber	Oth Imp #2	----	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	Frontier (Land)
GrassTypes	Native	Oth Imp #5	----	Cable Co	None
DirtFill	N/A	MH Permitted	Yes	San Serv	Private Rural
Rollback?	N/A	Cattle Ready	No	WaterfrntFt	0
SoilReports	No	Horse Ready	No	Easements	Access/Utility
				Dairy Ready	No