

Land Detail

SubType

Price

MLS number

Tmbr-W/Tr

174,750

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Legal 50 acres out of Abstract 10, county Blcok 1841, Tract 6, J. Cobb Su

Status Active

Recent Change

Price Change

I.S.D.

J'ville

LotSqFt 2,178,000

Acreage

50.0

LandDim 1200' x 1591'

County

Cherokee

Tax/SCE \$195.57 ('16), AD

Exemptions

A--timber

City Jacksonville

Zip 75766

State TX

Zone

None

X Street C.R. 3402

StndtFtr Awesome woods w/ hilltop view potential.

	C.	3405	
RoadTyp	CR	Subdiv	No
Avl/Pos	@ Closing		

NarrtveDscrptn

Awesome wooded tract w/ a great variety of trees. The land is nicely contoured and has hilltop homesite potential. Just a short distance from F.M. 855, which goes to Mt. Selman. There's plenty of marketable timber on this square tract w/ well over 1000' of road front.

Directions: From the intersection of U.S. 69 & F.M. 855, in Mt. Selman, W. on 855 for three miles to left onto C.R. 3405. Go a short distance past C.R. 3402. Land on left.

Topography	Sloped, Rolling	Sur/Plat OF	NO	PricePerAcre	3,495
Water	None	AerialPhot	Yes	Deed Rest	No
Views	Woods	EPA Issues	None Known	HOA	No
%Open	0	Barn #1	----	Dues	No
%Wooded	100	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	North Cherokee
Fencing	None	Shop #2	----	Avg Water	0
Minerals	Being Retained	Storage #1	----	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	Co-op
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	0
Crops	Trees	Oth Imp #2	----	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	Frontier
GrassTypes	Mixed	Oth Imp #5	----	Cable Co	None
DirtFill	N/A	MH Permitted	Yes	San Serv	Private Rural
Rollback?	No	Cattle Ready	No	WaterfrntFt	0.0
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No