

# Land Detail

SubType

Price

MLS number

Recreation

49,500

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Legal Abstract 31, County Block 2200, Tract 1, B.C. Lewis Survey

Status Active

Recent Change New Listing

I.S.D. J'ville

LotSqFt 740,520

Acreage 17.0

LandDim Irregular

County Cherokee

Tax/SCE \$1,740.70 ('18), AD

Exemptions None

City Cuney

Zip 75759

State TX

Zone None

X Street C.R. 3313

StndtFtr Creek and good for recreation.

8963	U.	175
RoadTyp	US	Subdiv No
Avl/Pos	@ Closing	

NarrtveDscrptn

Mostly open land. 17 acres with Jordan Creek at the southern end of the property. Water and electricity are available. Secluded place to build a home, raise livestock, ride 4 wheelers or just make a weekend getaway place. There is an old house, on the property, that adds not value and is in poor condition. Come by and check it out.

Directions: From Jacksonville, take U.S. 175 to Cuney and turn left (south) onto the property. It is next door to Fat Dog's. Look for sign.

Topography	Fairly Level	Sur/Plat OF	No	PricePerAcre	2,912.00
Water	Creek(s)	AerialPhot	Yes	Deed Rest	No
Views	Distant	EPA Issues	None Known	HOA	No
%Open	75	Barn #1	----	Dues	No
%Wooded	25	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	Cuney
Fencing	Barbed	Shop #2	----	Avg Water	0
Minerals	All Owned	Storage #1	----	Sewer	Septic
Surface	All Owned	Storage #2	----	Elec Co	Co-op
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	0
Crops	N/A	Oth Imp #2	----	Gas Co	None
CropsConvey?	N/A	Oth Imp #3	----	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	CenturyLink
GrassTypes	Native	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	Yes	San Serv	Private Rural
Rollback?	No	Cattle Ready	No	WaterfrntFt	0
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No