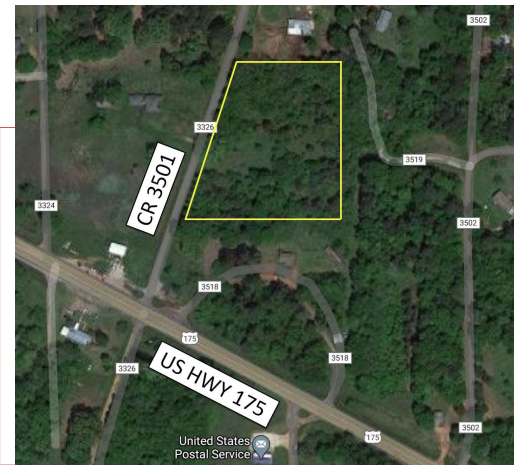


Land Detail



	CR	3501	
RoadTyp	County	Subdiv	N/A
Avl/Pos	@ closing		

SubType	Price	MLS number
Res Tracts	\$21,000	10130047
Legal	Abstract 31, County Block 2206D, Tract 7 of B.C. Lewis Survey	
Status	Active	Recent Change
		New Listing
		I.S.D.
		Jacksonville
LotSqFt	148,104	Acreage
		3.400
LandDim	400' wide x 370' deep	County
		Cherokee
Tax/SCE	\$445.16 (2019), AD	Exemptions
		None
City	Cuney	
Zip	75759	State
		TX
		Zone
		None
X Street	CR 3501	
StndtFtr	Easy access, rectangular tract	

NarrtveDscrptn

Lots of space on this rectangular shaped 3.400 acre mostly level tract. Ready for your RV, manufactured home or new construction with room to spare. City of Cuney water and co-op electricity available. Large trees on property to provide plenty of shade. Has quick access to US Hwy 175 W and is less than 10 minute drive from Jacksonville or Frankston, 40 minute drive from Tyler and 1 hr 40 min drive from Dallas.

Directions: From U.S. Hwy 69 head west on U.S. Hwy. 175 W towards Frankston for about 9.6 miles. Turn right onto CR 3501 and drive about 0.10 miles. Property will be on the right. Sign on property.

Topography	Sloped	Sur/Plat OF	No	PricePerAcre	\$6,176
Water	None	AerialPhot	Yes	Deed Rest	No
Views	Near	EPA Issues	None Known	HOA	No
%Open	0	Barn #1	---	Dues	No
%Wooded	100	Barn #2	---	DuesPeriod	N/A
%Pasture	0	Shop #1	---	WaterSup	City of Cuney
Fencing	Partial Barbed Wire	Shop #2	---	Avg Water	0
Minerals	All owned	Storage #1	---	Sewer	None
Surface	All owned	Storage #2	---	Elec Co	Cherokee County 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	Frontier
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