

Land Detail



	CR	4211	
RoadTyp	County	Subdiv	N/A
Avl/Pos	@ closing		

SubType	Recreational	Price	\$235,000	MLS number	10130178
Legal	See Narrative below				
Status	Active	Recent Change	New Listing		
		I.S.D.	Jacksonville		
LotSqFt	3,412,490	Acreage	78.34		
LandDim	2850' wide x 1200' deep		County	Cherokee	
Tax/SCE	\$3843.29 (2019), AD		Exemptions	None	
City	Jacksonville (Tecula)				
Zip	75766	State	TX	Zone	None
X Street	CR 4211				
StndtFtr	Pasture with scattered trees, nice hill on middle of property				

NarrtveDscrptn

Two tracts consisting of 78.34 acres of pasture with some scattered trees in Jacksonville, Texas (Tecula). Great place to place RV, mobile home or build a house to enjoy nature. Nice hill on the middle of the property. Drone video of property available. Seller willing to contribute \$8,000 toward property easement paving!
 Legal Description: Abstract 861 County Block 1352 Tract 6 C. Tilley Survey & Abstract 337 County Block 1353 Tract 1 H. Grimes Survey

Directions: From intersection of U.S. Hwy. 69 and S.H. 135 in Jacksonville head Northeast on S.H. 135 for about 5.0 miles then turn right on CR 4211. Drive approximately 0.4 miles. Property on the left. No sign. Easement starts at metal pipe gate.

Topography	Rolling hills	Sur/Plat OF	No	PricePerAcre	\$3,000
Water	Creek	AerialPhot	Yes	Deed Rest	No
Views	Distant and Near	EPA Issues	None Known	HOA	No
%Open	60	Barn #1	---	Dues	No
%Wooded	40	Barn #2	---	DuesPeriod	N/A
%Pasture	60	Shop #1	---	WaterSup	
Fencing	Partial Barbed Wire	Shop #2	---	Avg Water	0
Minerals	None	Storage #1	---	Sewer	None
Surface	All owned	Storage #2	---	Elec Co	
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	None
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, Access
				Dairy Ready	No