

Land Detail

SubType

Price

MLS number

Other

150,000

#####

Legal Abstract 41, County Block 1365, Tract 5, José Pineda Survey

Status Active

Recent Change

Price Change

I.S.D.

J'ville

LotSqFt 260,706

Acreage

5.98

LandDim 1007' x 277'

County

Cherokee

Tax/SCE \$563.37 ('16), AD

Exemptions

None

City Jacksonville

Zip 75766

State TX

Zone None

X Street C.R. 1407

StndtFtr Major U.S. highway, the edge of Lake Columbia



	U.	79	
RoadTyp	US	Subdiv	No
Avl/Pos	@ Closing		

NarrtveDscrptn

Almost six acres on a major U.S. highway that will go right through Lake Columbia. Great Commercial potential. There are already RV parks in the area and this would be a great place to put a store, RV spaces and a restaurant for the Mud Creek mud runs. Located almost mid-way between Jacksonville and New Summerfield. U.S. 79 is in the process of being widened to four lanes. The land has a very gentle slope to it and is about 60% pasture (w/ hay being harvested off of it) and 40% woods. There are also nice residential subdivisions in the area.

Directions: From the intersection of U.S. 69 & U.S. 79, E. on 79 for 4.2 miles to property on the right, at the NE corner of U.S. 79 & C.R. 1407. Large sign

Topography	Sloped	Sur/Plat OF	Yes	PricePerAcre	\$33,417.00
Water	None	AerialPhot	Yes	Deed Rest	No
Views	Distant	EPA Issues	None Known	HOA	No
%Open	60	Barn #1	----	Dues	No
%Wooded	40	Barn #2	----	DuesPeriod	N/A
%Pasture	60	Shop #1	----	WaterSup	Afton Grove
Fencing	None	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	Grass, Pine	Oth Imp #2	----	Gas Co	None
CropsConvey?	Yes	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	0.0
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No