

Land Detail

SubType

Price

MLS number

Recreation

222,350

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Legal Abstract 40, County Block 1777, Tract 1, José Pineda Survey

Status Active

Recent Change New Listing

I.S.D. J'ville

LotSqFt 3,874,226

Acreage 88.94

LandDim 1685'w x 2401'd

County Cherokee

Tax/SCE \$201.48 ('18), AD

Exemptions A--timber

City Jacksonville

Zip 75766

State TX

Zone None

X Street C.R. 3304

StndtFtr Great recreation tract!

	C.	3303	
RoadTyp	R	Subdiv	N/A
Avl/Pos	@ Closing		

NarrtveDscrptn

A fantastic recreational tract that is about 95% wooded and 5% open. The eastern half of the land is fairly level and the west half climbs over 130' offering fabulous views to the east. Hunting would not be a problem on this tract and it is very economically priced. It's less than two miles from the Jacksonville City limits.

Directions: From the intersection of U.S. 69 & U.S. 79, E. on 79 for 2.6 miles, to right onto C.R. 3304 for .25 miles to Right onto C.R. 3303 for .4 miles to the land.

Topography	Level, Sloped, Steep	Sur/Plat OF	No	PricePerAcre	2500.00
Water	None	AerialPhot	Yes	Deed Rest	No
Views	Distant	EPA Issues	None Known	HOA	No
%Open	5	Barn #1	----	Dues	No
%Wooded	95	Barn #2	----	DuesPeriod	N/A
%Pasture	5	Shop #1	----	WaterSup	None
Fencing	Barbed	Shop #2	----	Avg Water	0
Minerals	Being retained	Storage #1	----	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	Co-op
RoadSurface	Dirt	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	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	N/A