

Land Detail

SubType

Farm

Price

229,000

MLS number

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Legal	Abstract 766, County Block 2075, Tracts 10C & 12, C.H. Smith Surv		
Status	Active	Recent Change	New Listing
		I.S.D.	J'ville
LotSqFt	1,054,674	Acreage	24.21
LandDim	Irregular	County	Cherokee
Tax/SCE	\$1,548.71 ('18), AD	Exemptions	A--farm
City	Jacksonville		
Zip	75766	State	TX
		Zone	None
X Street	C.R. 3223		
StndtFtr	Awesome hay pasture w/ rodeo corral and homes		

2731	U.	79	
RoadTyp	US	Subdiv	N/A
Avl/Pos	@ Closing		

NarrtveDscrptn

This is an awesome 24.21 acre tract w/ a pond, rodeo corral, three dwellings and a commercial building. It is beautiful land w/ beautiful views. This land could easily generate over \$2,000.00 in rental income, per month. It currently has two residential tenants. It is less than 15 minutes from Jacksonville. It has some scattered trees and a pond on the land. It would be so easy to make a home out of this place.

Directions: From the intersection of U.S. 69 & U.S. 79, in Jacksonville, SW on 79 for 8.2 miles to property on right. Look for large sign.

Topography	Sloped, Rolling	Sur/Plat OF	Yes	PricePerAcre	3,500.00
Water	Pond(s)	AerialPhot	Yes	Deed Rest	No
Views	Distant	EPA Issues	None Known	HOA	No
%Open	95	Barn #1	No	Dues	No
%Wooded	5	Barn #2	No	DuesPeriod	N/A
%Pasture	95	Shop #1	Yes	WaterSup	Well
Fencing	Barbed	Shop #2	----	Avg Water	0
Minerals	Being Retained	Storage #1	10' x 8'	Sewer	Septic
Surface	All Owned	Storage #2	----	Elec Co	Oncor & Co-Op
RoadSurface	Asphalt	Oth Imp #1	Corral	Avg Elec	0
Crops	Hay	Oth Imp #2	Storage Shed	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	Pond	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	Frontier
GrassTypes	Mixed	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	Yes	San Serv	Private Rural
Rollback?	No	Cattle Ready	Yes	WaterfrntFt	0.0
SoilReports	No	Horse Ready	Yes	Easements	Utility
				Dairy Ready	No

Commercial Detail

SubType

Price

MLS number

Imp-No Bu

229,000

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Legal	Abstract 766, County Block 2075, Tracts 10C & 12, C.H. Smith Surv		
Status	Active	Recent Change	New Listing
Exterior	Metal	I.S.D.	J'ville
LotSqFt	1,054,674	Acreage	24.21
LandDim	Irregular	County	Cherokee
Tax/SCE	\$1,548.71 ('18), AD	Exemptions	A--farm
City	Jacksonville	Year Built	2000's
Zip	75766	State	TX
X Street	C.R. 3223	Zone	None
StndtFtr	Excellent country retail/professional space		

2731	U.	79	
RoadTyp	US	Subdiv	N/A
Avl/Pos	@ closing		

NarrtveDscrptn

1,280 sq. ft. building on 24 acres of famland and one of four structures, two others being homes and the third a shop w/ an efficiency apartment. There is also a rodeo corral on this pastureland w/ views in several directions. This building was a pizza restaurant, at one time, and served the rodeo attendants. It has two large rooms and two restrooms. There are front and back decks. The exterior and the roof are metal, so the place is not going anywhere. Front room is 35' x 15.5' and back room is 39' x 15'. 18.5' x 8' front porch & 11' x 6' covered back porch. This place is less than 15 minutes from Jacksonville. Contact the broker for more photos.

Directions: From the intersection fo U.S. 69 & U.S. 79, in Jacksonville, SW on 79 for 8.2 miles to the property on the right. Large for sale sign.

BusName	N/A	AirPhoto	Yes	#HtgUnits	1	H/C SqFt	1,280.0
BusType	N/A	PlnsOnFil	No	A/C Type	Central El	H/C SF Srce	AD
OrgnzedAs	N/A	Struct#1	Building	A/C Cap		PriceOfRE	229,000
YearsInOp	0	Struct#2	----	#A/CUnits	1	BsInvAvail	N/A
Misc1	Retail Space	Struct#3	----	Sprinklrd	No	PrOfBsInv	0
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	N/A
PrincipUse	Retail, Re	Struct#5	----	ElcSvcTp	220	PrOfBusPP	0
PrpCndSt	Yes	Struct#6	----	ADA Accs	No	TrdFixAval	Some
#Buildings	1	Struct#7	----	Sec Sys	No	PrOfTrFixt	0
#Stories	1	Struct#8	----	TchReady	No	LseExpDate	
Constructn	Metal	Struct#9	----	KitchnFac	Yes	Sublseable	Possible
Foundatn	Pier & Bea	Struct#10	----	#MnsRms	1	SgnNoCmp	Yes
ExtWalls	Metal	RoadSurf	Asphalt	#LdsRms	1	FinancIsAv	N/A
Roof	Standing S	NrstUSHw	U.S. 79	#PassElvtr	0	AnnHazIns	0
Floors	Carpet, Vi	NrstIntst	I-20	#FrtElevtr	0	WaterSup	Well
ParkingSF	10,000.0	RRAccess	No	#Escalator	0	AvgWater	0
#PrkgSpc	50	TotalSF	1,280.0	Feature#1	Kitchen Area	Sewer	Septic
PrkgSurfc	Natural	OfficeSF	0.0	Feature#2	Retail Area	ElecCo	Co-op
CovrdPkg	No	RetailSF	543.0	Feature#3	Carpet	AvgElec	0
#OHDoors	0	WrhseSF	0.0	Feature#4	Wash Basins	GasCo	None
OHDrgt	0	ManufSF	0.0	Feature#5	Porch	AvgGas	0
#Docks	0	OtherSF	0.0	Feature#6	----	PhoneCo	Frontier
#Ramps	0	WhseClrnc	0.0	Feature#7	----	SanSrvce	Private Ru
Misc2	HVAC	Fencing	Barbed	Feature#8	----	DeedRestr	No
LandSize	24.21 acres	HeatType	Central El	Easements	Utility	Minerals	Being Kept
PlatOnFile	Yes	HtgCap		EPAIssues	None Known		

Residential Detail

SubType	Beds	Baths	Price	MLS number
>=10ac	3	2.0	229,000	#####



Legal	Abstract 766, County Block 2075, Tracts 10C & 12, C.H. Smith Surv			
Status	Active	Recent Change	New Listing	
Exterior	Sheet Paneling	I.S.D.	J'ville	
LotSqFt	1,054,674	Acreage	24.21	
LandDim	Irregular	County	Cherokee	
Tax/SCE	\$1,548.71 ('18), AD	Exemptions	A--farm	
City	Jacksonville	Year Built	1990's	
Zip	75766	State	TX	Zone
X Street	C.R. 3223	Htng/Cooling	CE Heat, Elec Air	
StndtFtr	Decent home on 24.21 acres. Close to town.			

2731	U.	79	
RoadTyp	US	Subdiv	N/A
Avl/Pos	@ Closing		

NarrtveDscrptn

This is a decent 3 BR, 2 BA manufactured home that you can live in while you build your dream home for this 24 acre tract that has beautiful pasture, a pond and a rodeo corral. There are two other rental dwellings on this property that will bring you income. There is also a commercial building that can be rented out. There are very pretty views from this property that is less than 15 minutes from Jacksonville. The kitchen has appliances and there is a cloths washer, as well.

Directions: From the intersection of U.S. 69 & U.S. 79, in Jacksonville, SW on 79 for 8.2 miles, to property on right. Look for large sign

H/C SqFt	1,248.0	FamRoom	No	Water	Pond(s)	Pool	No
Style	MH-Doub	Den	No	Range	Yes	SecSys	No
Stories	1	GameRoom	No	StoveTop	No	LawnSprink	No
Floors	Crpt, Vinyl	Office	No	Oven(s)	Yes	PropTank	No
Interior	SheetPnl, Othe	Study	No	HoodVent	Yes	Intercom	No
Foundation	Other	Loft	No	DW	Yes	Grill	No
Roof	Standing Seam	Laundry	Closet	Disposal	No	HOAssoc	No
Windows	Metal, Single P	Breakfast	No	Washer	Yes	Dues	0
#Rooms	9	DR	11.5' x 10'	Dryer	No	DuesPer	N/A
MasterBR	15' x 12.5'	FormallR	21' x 16.5'	Compactor	No	WaterSup	Well
BR#2	11' x 9'	OtherRm	----	IceMaker	Yes	AvgWater	0
BR#3	10.5' x 9'	OtherRm	----	Microwave	Yes	Sewer	Septic
BR#4	----	OtherRm	----	#CeilFans	5	ElecCo	Oncor
BR#5	----	OtherRm	----	#WBFP(s)	0	AvgElect	0
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	None
MasterBA	7.5' x 7'	CovdPatio	No	WoodHeat	No	AvgGas	0
Bath#2	8' x 5'	Porch	10' x 8'	Refrig	Yes	PhoneCo	Frontier
Bath#3	----	Deck(s)	8' x 7.5'	WatSoft	No	CableCo	None
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1	----	Shop	No	AtticFan	No	Builder	Kaufman
HalfBA#2	----	StorBldg	No	Antenna	No	RoadSurf	Asphalt
CarStorage	None	Fencing	Barbed	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	----	CentVac	No	Minerals	To Be Retained
Basement	No	Terrain	Level, Sloped	Jacuzzi	No	Vegetation	Lawn
Attic	No	Views	Distant	HotTub	No	DeedRestr	No
		Kitchen	11' x 10'				

Residential Detail

SubType	Beds	Baths	Price	MLS number
Man Hsg	3	2.0	229,000	#####



Legal	Abstract 766, County Block 2075, Tracts 10C & 12, C.H. Smith Surv			
Status	Active	Recent Change	New Listing	
Exterior	Metal, Wood	I.S.D.	J'ville	
LotSqFt	1,054,674	Acreage	24.21	
LandDim	Irregular	County	Cherokee	
Tax/SCE	\$1,548.71 ('18), AD	Exemptions	A--farm	
City	Jacksonville	Year Built	1980's	
Zip	75766	State	TX	Zone
X Street	C.R. 3223	Htng/Cooling	CE Heat, Elec Air	
StndtFtr	Currently a rental for \$600.00/mo.			

2731	U.	79		
RoadTyp	US	Subdiv	N/A	
Avl/Pos	@ Closing			

NarrtveDscrptn

A combination manufactured home and home addition, it currently rents for \$600.00 per month. Buyer would buy subject to tenant's current lease. Tenant does not have access to the rest of the land. This place adds income to the 24 acres. It is barley over eight miles from Jacksonville, so the location is convenient. The title to the manufactured home was never transferred properly, but that is not seen as an issue.

Directions: From the intersection of U.S. 69 & U.S 79, in Jacksonville, SW on 79 for 8.2 miles to property on right. Large for sale sign.

H/C SqFt	1,008.0	FamRoom	No	Water	Pond(s)	Pool	No
Style	MH-Sing	Den	No	Range	Yes	SecSys	No
Stories	1	GameRoom	No	StoveTop	No	LawnSprink	No
Floors	Crpt, Vinyl	Office	No	Oven(s)	Yes	PropTank	No
Interior	Sheetrock, She	Study	No	HoodVent	No	Intercom	No
Foundation	Slab, Other	Loft	No	DW	No	Grill	No
Roof	Metal	Laundry	Closet	Disposal	No	HOAssoc	No
Windows	Metal, Single P	Breakfast	No	Washer	Yes	Dues	0
#Rooms	8	DR	15' x 11'	Dryer	Yes	DuesPer	N/A
MasterBR	----	FormallR	16' x 13'	Compactor	No	WaterSup	Well
BR#2	13' x 10.5'	OtherRm	----	IceMaker	No	AvgWater	0
BR#3	11' x 10.5'	OtherRm	----	Microwave	No	Sewer	Septic
BR#4	9.5' x 9'	OtherRm	----	#CeilFans	3	ElecCo	Co-op
BR#5	----	OtherRm	----	#WBFP(s)	0	AvgElect	0
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	None
MasterBA	----	CovdPatio	No	WoodHeat	No	AvgGas	0
Bath#2	12' x 5.5'	Porch	15' x 8.5'	Refrig	Yes	PhoneCo	Frontier
Bath#3	7.5' x 7.5'	Deck(s)	No	WatSoft	No	CableCo	None
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1	----	Shop	No	AtticFan	No	Builder	Fleetwood
HalfBA#2	----	StorBldg	No	Antenna	No	RoadSurf	Asphalt
CarStorage	None	Fencing	Barbed	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	----	CentVac	No	Minerals	To Be Retained
Basement	No	Terrain	Sloped, Rolling	Jacuzzi	No	Vegetation	Lawn
Attic	No	Views	Distant	HotTub	No	DeedRestr	No
		Kitchen	12' x 8.5				

Residential Detail

SubType	Beds	Baths	Price	MLS number
>=10ac	1	1.0	229,000	#####



Legal	Abstract 766, County Block 2075, Tracts 10C & 12, C.H. Smith Surv			
Status	Active	Recent Change	New Listing	
Exterior	Metal	I.S.D.	J'ville	
LotSqFt	1,054,674	Acreage	24.21	
LandDim	Irregular	County	Cherokee	
Tax/SCE	\$1,548.71 ('18), AD	Exemptions	A--farm	
City	Jacksonville	Year Built	2000's	
Zip	75766	State	TX	Zone
X Street	C.R. 3223	Htng/Cooling	CE Heat, Elec Air	
StndtFtr	Great man cave w/ shop area and front porch			

3731	U.	79	
RoadTyp	US	Subdiv	N/A
Avl/Pos	@ Closing		

NarrtveDscrptn

This efficiency currently has a tenant who pays \$600.00/mo. When you purchase this farm, this will be a great place to place your farm hands. It is a well-built steel building w/ a shop area. It also has a covered front porch. It has a total of 576 sq. ft.

Directions: From the intersection of U.S. 69 & U.S. 79, in Jacksonville, SW on 79 for 8.2 miles to property on right. Lokk for large sign

H/C SqFt	576.0	FamRoom	No	Water	Pond(s)	Pool	No
Style	Other	Den	No	Range	Yes	SecSys	No
Stories	1	GameRoom	No	StoveTop	No	LawnSprink	No
Floors	Crpt, Vinyl	Office	No	Oven(s)	Yes	PropTank	No
Interior	SheetPnl	Study	No	HoodVent	No	Intercom	No
Foundation	Slab	Loft	No	DW	No	Grill	No
Roof	Metal	Laundry	Connections	Disposal	No	HOAssoc	No
Windows	Metal, Single P	Breakfast	No	Washer	No	Dues	0
#Rooms	3	DR	No	Dryer	No	DuesPer	N/A
MasterBR	----	FormallR	No	Compactor	No	WaterSup	Well
BR#2	One BR	OtherRm	----	IceMaker	No	AvgWater	0
BR#3	----	OtherRm	----	Microwave	No	Sewer	Septic
BR#4	----	OtherRm	----	#CeilFans	0	ElecCo	Co-op
BR#5	----	OtherRm	----	#WBFP(s)	0	AvgElect	0
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	None
MasterBA	----	CovdPatio	No	WoodHeat	No	AvgGas	0
Bath#2	One Bath	Porch	Covered	Refrig	Yes	PhoneCo	Frontier
Bath#3	----	Deck(s)	No	WatSoft	No	CableCo	None
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1		Shop	No	AtticFan	No	Builder	Unknown
HalfBA#2	----	StorBldg	No	Antenna	No	RoadSurf	Asphalt
CarStorage	None	Fencing	Barbed	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	----	CentVac	No	Minerals	To Be Retained
Basement	No	Terrain	Sloped, Rolling	Jacuzzi	No	Vegetation	Lawn
Attic	No	Views	Distant	HotTub	No	DeedRestr	No
		Kitchen	Yes				