

Land Detail

SubType

Farm

Price

215,000

MLS number

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Legal	Abstract 963, County Block 2050, Tracts 1-4, D. Coleman survey		
Status	Active	Recent Change	New Listing
		I.S.D.	J'ville
LotSqFt	3,746,160	Acreage	86.0
LandDim	1139' x 2980'	County	Cherokee
Tax/SCE	\$117.01 ('19), AD	Exemptions	A--timber
City	Jacksonville		
Zip	75766	State	TX
		Zone	None
X Street	U.S. 175		
StndtFtr	Great creek, pasture and timber		

	C.	3310	
RoadTyp	R	Subdiv	N/A
Avl/Pos	@ Closing		

NarrtveDscrptn

Super recreational land with both pasture and timber. There is a great creek that crosses the property and a pond built by beavers. There are high spots, on the back of the property, that have great view potential. There is not a better place to hunt, if that's what you are into.

Directions: From the intersection of U.S. 69 & U.S. 175, NW, on 175, for 8 miles & left onto C.R. 3310, for 1.5 miles to land on the right (west side). Sign on property.

Topography	Sloped, Rolling	Sur/Plat OF	No	PricePerAcre	2,500.00
Water	Creek(s), Pond(s)	AerialPhot	Yes	Deed Rest	No
Views	Distant, Near	EPA Issues	None Known	HOA	No
%Open	20	Barn #1	----	Dues	No
%Wooded	80	Barn #2	----	DuesPeriod	N/A
%Pasture	15	Shop #1	----	WaterSup	West Jacksonville W
Fencing	Barbed	Shop #2	----	Avg Water	0
Minerals	All Owned	Storage #1	----	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	Co-op
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	0
Crops	Some hay	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	N/A	MH Permitted	Yes	San Serv	Private Rural
Rollback?	No	Cattle Ready	Somewhat	WaterfrntFt	0
SoilReports	No	Horse Ready	Yes	Easements	Utility
				Dairy Ready	No