

# Land Detail

SubType

Price

MLS number

Res Tracts

8,500

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Legal Abstract 31, County Block 2206C, Tract 5A, B.C. Lewis Survey

Status Active

Recent Change New Listing

I.S.D. J'ville

LotSqFt 37,026

Acreage 0.85

LandDim See Narrative.

County Cherokee

Tax/SCE \$118.04 ('18), AD

Exemptions None

City Cuney

Zip 75759

State TX

Zone No Zoning

X Street U.S. 175

StndtFtr Nice, level lot fronting two county Roads.

	C.	3501 & 3511	
RoadTyp	CR	Subdiv	N/A
Avl/Pos	@ Closing		

NarrtveDscrptn

Just off U.S. 175, about 10 miles northwest of Jacksonville, this is a country setting tract that would accommodate a home. There is access to city water and sewer and Cherokee County Electric Co-Op. The land is located inside the city of Cuney, a town with about 150 citizens. Land Dimension: 108' x 395' x 97' x 360'.

Directions: From the intersection of U.S. 69 & U.S. 175, W. on 175 for 10 miles to right, onto C.R. 3501. Property about 300' up, on the left. Look for sign.

Topography	Level	Sur/Plat OF	No	PricePerAcre	\$10,000
Water	None	AerialPhot	Yes	Deed Rest	No
Views	Neighborhood	EPA Issues	None Known	HOA	No
%Open	100	Barn #1	----	Dues	No
%Wooded	0	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	Cuney
Fencing	None	Shop #2	----	Avg Water	0
Minerals	All Owned	Storage #1	----	Sewer	Municipal
Surface	All Owned	Storage #2	----	Elec Co	Co-Op
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	A few scattered hardwoods	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