

Land Detail

SubType

Price

MLS number

Farm

270,000

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Legal See narrative for legal description

Status Active

Recent Change

Price Change

I.S.D.

Troup

LotSqFt 2,663,999

Acreage

61.15

LandDim Irregular

County

Cherokee

Tax/SCE \$1,545.52 ('18), AD

Exemptions

A--farm

City Troup

Zip 75789

State TX

Zone None

X Street C.R. 4910

StndtFtr Awesome rolling farmland with dwellings



11958	S.	135	
RoadTyp	SH	Subdiv	N/A
Avl/Pos	@ Closing w/ tenants		

NarrtveDscrptn

This is some of the prettiest farmland you will ever see. It is about 75% pasture and 25% woods. There are a creek and two ponds on the property. There's a 440 sq. ft. cabin, 500 sq. ft. shop, 455 sq. ft. storage shed, and a 1,280 sq. ft. home. There is electricity to all the structures. North Cherokee Water Supply provides water. The land is very secluded and has a nice gentle roll to it. It is not far from either Troup or Jacksonville. The home has 3 BRs and 3 BAs, central HVAC and is very livable. It needs to be seen in order to be completely appreciated. LEGAL: Abstract 831, County Block 1291, Tract 3, J. Thomas Survey & Abstract 1, County Block 1070, Tra

Directions: From the intersection of U.S. 69 & S.H. 135, in Jacksonville, take 135 for 11.5 miles the property will be on the right w/ a sign on a tree and 11958 on mailbox

Topography	Rolling	Sur/Plat OF	No	PricePerAcre	3,500.00
Water	Creek(s), Pond(s)	AerialPhot	Yes	Deed Rest	No
Views	Distant	EPA Issues	None Known	HOA	No
%Open	75	Barn #1	----	Dues	No
%Wooded	25	Barn #2	----	DuesPeriod	N/A
%Pasture	75	Shop #1	500 sq. ft.	WaterSup	North Cherokee
Fencing	Barbed	Shop #2	----	Avg Water	
Minerals	Being Retained	Storage #1	455 sq. ft. shed	Sewer	Septic
Surface	All Owned	Storage #2	----	Elec Co	Co-op
RoadSurface	Asphalt	Oth Imp #1	440 sq. ft. Cab	Avg Elec	
Crops	Hay	Oth Imp #2	1280 sq. ft. hm	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	Several
GrassTypes	Variety	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