

Land Detail

SubType

Price

MLS number

Res Tracts

20,000

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Legal Abstract 29, County Block 364, Tract 8, I. Kendrick Survey

Status Active

Recent Change New Listing

I.S.D. New Sum

LotSqFt 87,120

Acreage 2.0

LandDim 278' d x 268' w

County Cherokee

Tax/SCE \$153.50 ('16), AD

Exemptions None

City Troup

Zip 75789

State TX

Zone None

X Street C.R. 4605

StndtFtr Totally wooded w/ nice creeks and contour.

	F.M	856
RoadTyp	FM	Subdiv No
Avl/Pos	@ closing	

NarrtveDscrptn

SMALL TRACT & A VERY NICE ONE!!! Selectively remove a few trees and your home will still have a lot of shade for your home. The trees on this land are very mature. There is a running creek about mid-way back on the property and the land has gentle slopes to it. Put your home at the back of the tract and you'll have a nice view of the winding creek. The tract is essentially square. This is a quiet area w/ no homes in the immediate vicinity. Natural gas, rural water and Co-Op electricity available.

Directions: From the intersection of U.S. 79 & F.M. 856, N on 856 for three miles to sign on the left, on a tree. Right across from the New Emmaus Baptist Church.

Topography	Sloped	Sur/Plat OF	County Block Map	PricePerAcre	10,000
Water	Creek(s)	AerialPhot	Yes	Deed Rest	No
Views	Near	EPA Issues	None Known	HOA	No
%Open	0	Barn #1	----	Dues	No
%Wooded	100	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	Concord
Fencing	Barbed	Shop #2	----	Avg Water	0
Minerals	Being Retained, All Owned	Storage #1	----	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	Co-op
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	0
Crops	Timber	Oth Imp #2	----	Gas Co	Reklaw
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	No	MH Permitted	Yes	San Serv	Private Rural
Rollback?	----	Cattle Ready	No	WaterfrntFt	0.0
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No