

# Land Detail



SubType

Price

MLS number

Res Lots

25,000

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Legal Abstract 40, County Block 1789, Tracts 34A & 34B, José Pineda Su

Status Active

Recent Change New Listing

I.S.D. J'ville

LotSqFt 87,991

Acreage 2.02

LandDim 398'w x 221'd

County Cherokee

Tax/SCE \$231.45 ('15), AD

Exemptions None

City Jacksonville

Zip 75766

State TX

Zone Deed Restrictions

X Street C.R. 4120A

StndtFtr Beautifully wooded lot in fine subdivision.

260	C.	4120
RoadTyp	CR	Subdiv Caddo Trace
Avl/Pos	@ Closing	

NarrtveDscrptn

Very nicely wooded lots in a restricted subdivision of very fine homes. Less than 15 minutes from town. When you build your house the shade trees will already be there. All the homes in this community have great appeal. Caddo Trace is located on the north side of Jacksonville, just a short distance form Love's Lookout. This lots back up to pine plantation, so you'll have no neighbors in the back. The cleared area has what appears to be a homesite pad. The land dimension is an approximation.

Directions: From U.S. 69, on the north side of Jacksonville, West onto C.R. 4121. Turn left at the T w/ C.R. 4120 and go a little over a mile and look for sign on left.

Topography	Sloped	Sur/Plat OF	No	PricePerAcre	\$12,377/00
Water	None	AerialPhot	Yes	Deed Rest	Yes
Views	Distant, Neighborhood	EPA Issues	None Known	HOA	No
%Open	10	Barn #1	----	Dues	No
%Wooded	90	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	West J'ville
Fencing	Barbed wire at the back	Shop #2	----	Avg Water	0
Minerals	All Owned	Storage #1	----	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	Oncor Delivery
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	Mixed	Oth Imp #4	----	Phone Co	Verizon
GrassTypes	Native	Oth Imp #5	----	Cable Co	None
DirtFill	For house pad	MH Permitted	No	San Serv	Private Rural
Rollback?	No	Cattle Ready	N/A	WaterfrntFt	0.0
SoilReports	No	Horse Ready	N/A	Easements	Utility
				Dairy Ready	N/A