

# Land Detail

SubType

Price

MLS number

Recreation

407,000

5904



Legal Abstract 40, county Block 2005, Tract 11, José Pineda Survey

Status Active

Recent Change New Listing

I.S.D. J'ville

LotSqFt 8,058,600

Acreage 185.0

LandDim 2763' x 2986'

County Cherokee

Tax/SCE \$317.45 ('13), AD

Exemptions A--timber

City Jacksonville

Zip 75766

State TX

Zone None

X Street C.R. 3310

StndtFtr Timber, Awesome Views, Rolling Hills

C. 3305

RoadTyp CR

Subdiv

No

Avl/Pos @ Closing

NarrtveDscrptn

Almost a perfect square. A heavily rolling tract of land that has about 85% woods and a pipeline easement that offers phenomenal views. There are several creeks and a small lake is not out of the question. A very appealing tract. There is additional life estate property that will come available that is virtually all pasture. The buyer of this tract could have a first right of refusal on the life estate property.

Directions: From the intersection of C.R. 3301 (Lakeview) and C.R. 3305, west on 3305

for 4.25 miles to sign on right. Cross 1000' easement to the land. Lockbox

Topography	Level, Rolling, Hilly	Sur/Plat OF	No	PricePerAcre	2.200
Water	Creek(s)	AerialPhot	Yes	Deed Rest	No
Views	Awesome!	EPA Issues	None Known	HOA	No
%Open	15	Barn #1	----	Dues	No
%Wooded	85	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	West Jacksonville
Fencing	Barbed	Shop #2	----	Avg Water	0
Minerals	Being Retained	Storage #1	----	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	Co-op
RoadSurface	Asphalt	Oth Imp #1	Deer Stand	Avg Elec	0
Crops	Timber	Oth Imp #2	Deer Feeder	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	Verizon
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	Pipeline
				Dairy Ready	No