

Land Detail

SubType

Price

MLS number

Farm

669,000

5851

Legal See Narrative. There are four tracts

Status Active

Recent Change New Listing

I.S.D.

Troup

LotSqFt 1,130,852

Acreage

259.6

LandDim Irregular

County

Cherokee

Tax/SCE \$1,155.59 ('13), AD

Exemptions

A--farm

City Mixon

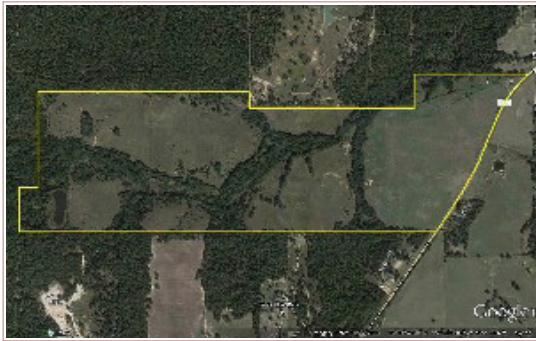
Zip 75789

State TX

Zone None

X Street C.R. 3809

StndtFtr Fabulous farmland, pond, creeks galore.



	F.M	177
RoadTyp	FM	Subdiv No
Avl/Pos	Subject to tenant's possession	

NarrtiveDscrptn

Absolutely fabulous land w/ gorgeous rolling hills, a fabulous approximately 2.5 acre lake, lots of creeks, scattered woods, great road frontage, couple of deep wells and a sturdy, 1,754 sq. ft. house needing cosmetic work. Lots of cross-fencing. A short distance from both Jacksonville & Tyler. There is a tenant on the property whose lease expires on 10-31-2014. Value based on an appraisal.

Directions: From F.M. 177 & U.S. 69, in Mt. Selman, approximately three miles out 177 to land on left (west) side of the road. Three gates. Look for sign.

Topography	Rolling, Hilly	Sur/Plat OF	No	PricePerAcre	2500
Water	Creek(s), Pond(s)	AerialPhot	Yes	Deed Rest	No
Views	Distant	EPA Issues	None Known	HOA	No
%Open	80	Barn #1	----	Dues	No
%Wooded	20	Barn #2	----	DuesPeriod	N/A
%Pasture	75	Shop #1	----	WaterSup	North Cherokee
Fencing	Perimeter, Cross, Barbed	Shop #2	----	Avg Water	0
Minerals	Being Retained	Storage #1	Large Building	Sewer	Septic
Surface	All Owned	Storage #2	----	Elec Co	Co-op
RoadSurface	Asphalt	Oth Imp #1	Two deep wells	Avg Elec	0
Crops	Hay	Oth Imp #2	Pond	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	Verizon
GrassTypes	Native & Coastal	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