

Land Detail



	C.	3111	
RoadTyp	CR	Subdiv	No
Avl/Pos	@ closing		

SubType	Price	MLS number
Res Tracts	39,500	5804
Legal	Abstract 103, County Block 1865, Tract 5A, W.N. Brown Survey	
Status	Active	Recent Change
		I.S.D.
LotSqFt	323,128	Acreage
LandDim	Irregular	County
Tax/SCE	\$601.66 ('13), AD	Exemptions
City	Jacksonville	
Zip	75766	State
X Street	C.R. 3108	Zone
StndtFtr	Part open, part woods, secluded homesite.	

NarrtiveDscrptn

30% open, 70% wooded w/ creeks and rural utilities. Only about six miles form the center of town. The land has a gentle slope w/ distant views. There is a creek at the back of the property. You can literally walk across the street and up to the Lake Jacksonville dam. FEMA maps indicate that none of the property is in the 100 year flood plane. It would be easy to accommodate a secluded homesite on this tract. Property is only fenced at front and back due to recent land partitioning.

Directions: From U.S. 69 & U.S. 79, in Jacksonville, SW on 79 for 2 mi. to left onto F.M. 747 for 2.5 mi. to left onto C.R. 3111 for one mile to sign on right.

Topography	Sloped	Sur/Plat OF	Yes	PricePerAcre	5,325
Water	Creek(s)	AerialPhot	Yes	Deed Rest	No
Views	Distant, Near	EPA Issues	None Known	HOA	No
%Open	30	Barn #1	----	Dues	No
%Wooded	70	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	Craft Turney
Fencing	Barbed	Shop #2	----	Avg Water	0
Minerals	All Owned	Storage #1	----	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	Co-Op
RoadSurface	Asphalt	Oth Imp #1	Deer Feeder	Avg Elec	0
Crops	Youn Pine	Oth Imp #2	----	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	Utility
				Dairy Ready	No