

Land Detail



	C.	3215
RoadTyp	CR	Subdiv None
Avl/Pos	Negotiable	

SubType	Farm	Price	506,570	MLS number	5564
Legal	Abstract 728, County Block 1997, Tract 33, I. Reynolds Survey				
Status	Active	Recent Change	No Change		
		I.S.D.	J'ville		
LotSqFt	8,799,120	Acreage	202.63		
LandDim	Irregular	County	Cherokee		
Tax/SCE	\$359.48 ('12), AD	Exemptions	A--farm		
City	Jacksonville				
Zip	75766	State	TX	Zone	None
X Street	C.R. 3212				
StndtFtr	Best pasture land in the county!!!				

NarrtiveDscrptn

This is Section #2 of the famous Neches Blonde Ranch. 100% Bermuda w/ cross fencing galore, cattle pens, creeks, small pond, frontage on two county roads. Beautiful rolling hills. Had an awesome hay harvest in 2012. This parcel may be purchased w/ an additional 139 acres across C.R. 3215. There is a fabulous home on over 80 acres to the north of this land; and this land would make a fabulous homesite. Located about eight miles from Jacksonville, just north of U.S. 79. This is a dreamsite! Priced extremely well at \$2,500/ac.

Directions: From U.S. 69/79 intersection 5.8 mi.SW on 79 to right onto C.R. 3210 for .2mi.
to right onto C.R. 3214 to immediate left onto C.R.3212 for .9 mi. to C.R. 3215.

Topography	Rolling	Sur/Plat OF	Available	PricePerAcre	2,500
Water	Creek(s), Pond(s)	AerialPhot	Yes	Deed Rest	No
Views	Distant, Hills	EPA Issues	None Known	HOA	No
%Open	95	Barn #1	----	Dues	No
%Wooded	5	Barn #2	----	DuesPeriod	N/A
%Pasture	95	Shop #1	----	WaterSup	Nonw
Fencing	Barbed	Shop #2	----	Avg Water	0
Minerals	1/2 Owned	Storage #1	----	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	Co-op
RoadSurface	Asphalt	Oth Imp #1	Cattle Pens	Avg Elec	0
Crops	100% Bermuda	Oth Imp #2	Cattle Corals	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	Cattel Chutes	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	Bridge	Phone Co	Verizon
GrassTypes	Bermuda	Oth Imp #5	----	Cable Co	None
DirtFill	N/A	MH Permitted	Yes	San Serv	Private Rural
Rollback?	No	Cattle Ready	Yes!!!	WaterfrntFt	0.0
SoilReports	No	Horse Ready	Yes!!!	Easements	Utility
				Dairy Ready	Yes