

Land Detail

SubType

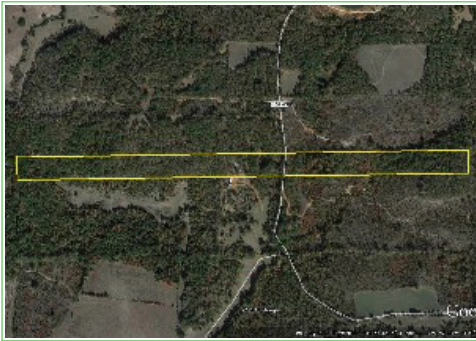
Price

MLS number

Recreation

210,000

5666



Legal Abstract 844, County Block 1035, Tracts 1C & 1D, J.J. Ware Survey

Status Active

Recent Change New Listing

I.S.D. New Sum

LotSqFt 1,090,960

Acreage 24.04

LandDim 221' x 4924'

County Cherokee

Tax/SCE \$29.57 ('12), AD

Exemptions A--timber

City New Summerfield

Zip 75766

State TX

Zone None

X Street U.S. 79

StndtFtr Future site of Lake Columbia waterfront.

	C.	4301
RoadTyp	CR	Subdiv No
Avl/Pos	@ closing	

NarrtiveDscrptn

LAKE COLUMBIA. Want to have several hundred feet of deeeep waterfront. This is the place. Topos on file to show the depth of the shoreline. This is a beautiful, wooded tract. W/ strategic clearing you will be able to see forever. It has a nice pond on it w/ a dock. The owner has sunk over \$150k into this project. There are water collection system, workshop, cabin, mechanic shop, deer blinds, solar panels. A great speculative parcel.

Directions: From U.S. 69 & U.S. 79 in Jacksonville, east on 79 for eight miles to right onto

C.R. 4301. Go 1.5 miles and look for sign and gate on the right (west side)

Topography	Sloped, Rolling, Steep	Sur/Plat OF	No	PricePerAcre	8,385
Water	Pond(s)	AerialPhot	Yes	Deed Rest	No
Views	Distant	EPA Issues	None Known	HOA	No
%Open	0	Barn #1	----	Dues	No
%Wooded	100	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	Yes	WaterSup	Water collection
Fencing	Barbed	Shop #2	Yes	Avg Water	0
Minerals	being retained	Storage #1	Yes	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	Co-op
RoadSurface	Asphalt	Oth Imp #1	Cabin	Avg Elec	0
Crops	N/A	Oth Imp #2	Wood Deck	Gas Co	None
CropsConvey?	N/A	Oth Imp #3	Pond Dock	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	Deer Blinds	Phone Co	None
GrassTypes	N/A	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	Yes	San Serv	Private Rural
Rollback?	Yes	Cattle Ready	N/A	WaterfrntFt	0.0
SoilReports	No	Horse Ready	N/A	Easements	None
				Dairy Ready	N/A