

Land Detail

SubType

Price

MLS number

Tmbr-W/Tr

267,120

5615



Legal Abstract 40, County Block 2001, Tract 1, José Pinneda Survey

Status Active

Recent Change New Listing

I.S.D. J'ville

LotSqFt 5,425,833

Acreage 121.56

LandDim 1,605 x 3,262

County Cherokee

Tax/SCE \$291.47 ('12), AD

Exemptions A--timber

City Jacksonville

Zip 75766

State TX

Zone None

X Street C.R. 3306

StndtFr Fabulous views! 40 acres of 10 year pine.

F.M 747

RoadTyp FM

Subdiv

No

Avl/Pos @ closing

NarrtveDscrptn

SOME OF EVERYTHING. Spectacular views to the south and the northwest. Small draw on the north side of the property. Approximately 40 acres of ten year old pine plantation. With some strategic cutting, awesome views can be had; and the pine will be ready for thinning in about five more years. This property is value-priced and a real jewel. Just minutes form Jacksonville on well-maintained F.M. Half of property is on the north side of the road and the other half is on the south side.

Directions: From U.S. 69 & U.S. 79 in Jacksonville, 2.25 miles SE on 79 to right onto F.M.

747 for 2.5 miles. Property on both sides of road.

Topography	Level, Hilly, Rough	Sur/Plat OF	No	PricePerAcre	2,197.43
Water	Spring(s)	AerialPhot	Yes	Deed Rest	No
Views	Spectacular	EPA Issues	None Known	HOA	No
%Open	0	Barn #1	----	Dues	No
%Wooded	100	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	None
Fencing	Perimeter	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	----	Avg Elec	0
Crops	Pine Plantation	Oth Imp #2	----	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	0
WoodTypes	Mixed, Pine	Oth Imp #4	----	Phone Co	Verizon
GrassTypes	N/A	Oth Imp #5	----	Cable Co	None
DirtFill	N/A	MH Permitted	Yes	San Serv	Private Rural
Rollback?	N/A	Cattle Ready	No	WaterfrntFt	0.0
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No