

Land Detail



SubType

Price

MLS number

Res Tracts

19,999

5573

Legal Abstract 728, County Block 4997, Tract 40D, I. Reynolds Survey

Status Active

Recent Change New Listing

I.S.D. J'ville

LotSqFt 309,363

Acreage 7.1

LandDim Irregular

County Cherokee

Tax/SCE \$23.49 ('12), AD

Exemptions A--timber

City Ironton

Zip 75766

State TX

Zone None

X Street C.R. 3222

StndtFtr Level homesite. Awesome view potential.

U. 79 (Palestine Highway

RoadTyp US

Subdiv

No

Avl/Pos @ closing

NarrtveDscrptn

Absolutely spectacular view potential from the top of this tract. There is a perfectly flat homesite that can be placed at the edge of the hill so that you can have an awesome view to the northwest. The view is for miles and miles. The hillside consists of mixed pine and hardwood timber. There is significant road frontage on U.S. 79 and C.R. 3222. Well required. Possible owner financing to qualified buyer.

Directions: **From intersection of U.S. 69 & U.S. 79, SW on 79 for 6.3 miles to property on left, at the corner of U.S. 79 & C.R. 3222. Look for sign on tree.**

Topography	Level, Steep, Hilly	Sur/Plat OF	Yes	PricePerAcre	2816.00
Water	None	AerialPhot	Yes	Deed Rest	No
Views	Distant	EPA Issues	None Known	HOA	No
%Open	15	Barn #1	----	Dues	No
%Wooded	85	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	Well Required
Fencing	None	Shop #2	----	Avg Water	0
Minerals	None	Storage #1	----	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	Co-op
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	0
Crops	N/A	Oth Imp #2	----	Gas Co	None
CropsConvey?	N/A	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	N/A	WaterfrntFt	0.0
SoilReports	N/A	Horse Ready	N/A	Easements	Utility
				Dairy Ready	N/A