

Land Detail



<i>SubType</i>	<i>Price</i>	<i>MLS number</i>
Res Tracts	25,000	5567

<i>Legal</i>	Abstract 57, County Block 1611A, Tract 10, B.F. Anthony Survey		
<i>Status</i>	Active	<i>Recent Change</i>	New Listing
		<i>I.S.D.</i>	Troup
<i>LotSqFt</i>	137,214	<i>Acreage</i>	3.15
<i>LandDim</i>	Trapezoidal	<i>County</i>	Cherokee
<i>Tax/SCE</i>	\$282.72 ('12), AD	<i>Exemptions</i>	None
<i>City</i>	Troup		
<i>Zip</i>	75789	<i>State</i>	TX
		<i>Zone</i>	None
<i>X Street</i>	F.M. 177		
<i>StndtFtr</i>	Scattered hardwoods and small pines.		

	C.	3809	
<i>RoadTyp</i>	CR	<i>Subdiv</i>	No
<i>Avl/Pos</i>	@ closing		

NarrtveDscrptn

Wooded parcel that will make a good homesite. Close to both Troup and Bullard and just off F.M. 177 & F.M. 2493. Rural setting w/ a bit of seclusion. Land slopes easily toward the back.

Directions: **From F.M. 177 in Mt. Selman, lees than 2 miles on 177 to left onto C.R. 3809 for 1/4 mile to property on left. Sign on tree.**

Topography	Sloped	Sur/Plat OF	No	PricePerAcre	7,936.51
Water	None	AerialPhot	Yes	Deed Rest	No
Views	Neighborhood	EPA Issues	None Known	HOA	No
%Open	5	Barn #1	----	Dues	No
%Wooded	95	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	North Cherokee
Fencing	None	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	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	No	WaterfrntFt	0.0
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No