

Land Detail



SubType

Tmbr-W/Tr

Price

96,000

MLS number

5549

Legal Abstract 41, County Block 3046, Tracts 24 & 24B, José Pineda Sur

Status Active

Recent Change New Listing

I.S.D. J'ville

LotSqFt 209,088

Acreage 4.8

LandDim 397' w x 527' d

County Cherokee

Tax/SCE \$8.05 ('12), AD

Exemptions A--timber

City Jacksonville

Zip 75766

State TX

Zone Subject to ETJ

X Street S.H. 204

StndtFtr Young pine plantation close to town.

2208	U.	79 (East Rusk)	
RoadTyp	US	Subdiv	No
Avl/Pos	@ Closing		

NarrtiveDscrptn

Approximately 4.8 acres to be measured out of 8.34 acres. Currently virtually all young pine that will be ready for select cutting in a few more years. Has both commercial and residential potential and is just 2.6 miles from the center of town and a few hundred feet from S.H. 204. The land also backs up to C.R. 4209 (Myrtle Drive), so it could have a back entrance. Sale of land may be subject to a tax rollback

Directions: From intersection of U.S. 69 and U.S. 79, east on 79 for 2.6 miles to property on left, just past Elliott Electric. Large sign.

Topography	Level	Sur/Plat OF	Yes	PricePerAcre	20,000
Water	None	AerialPhot	Yes	Deed Rest	ETJ
Views	Neighborhood	EPA Issues	None Known	HOA	No
%Open	0	Barn #1	----	Dues	No
%Wooded	100	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	J'ville
Fencing	None	Shop #2	----	Avg Water	0
Minerals	None	Storage #1	----	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	Oncor Delivery
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	0
Crops	Pine Plantation	Oth Imp #2	----	Gas Co	CenterPoint
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	0
WoodTypes	Pine	Oth Imp #4	----	Phone Co	Verizon
GrassTypes	N/A	Oth Imp #5	----	Cable Co	SuddenLink
DirtFill	No	MH Permitted	No	San Serv	Municipal
Rollback?	Yes	Cattle Ready	N/A	WaterfrntFt	0.0
SoilReports	No	Horse Ready	N/A	Easements	Utility
				Dairy Ready	N/A