

Land Detail



<i>SubType</i>	<i>Price</i>	<i>MLS number</i>
Farm	172,508	5155

<i>Legal</i>	Abstract 40, County Block 1848, Tracts 19 & 23, José Pineda Surv		
<i>Status</i>	Active	<i>Recent Change</i>	Price Change
		<i>I.S.D.</i>	J'ville
<i>LotSqFt</i>	2,732,693	<i>Acreage</i>	62.73
<i>LandDim</i>	Rectangles	<i>County</i>	Cherokee
<i>Tax/SCE</i>	\$573.06 ('10), AD	<i>Exemptions</i>	A--farm
<i>City</i>	Jacksonville		
<i>Zip</i>	75766	<i>State</i>	TX
		<i>Zone</i>	None
<i>X Street</i>	C.R. 3405		
<i>StrndtFtr</i>	Fabulous hay meadow and hunting land.		

	C.	3408
<i>RoadTyp</i>	CR	<i>Subdiv</i> None
<i>Avl/Pos</i>	Subject to leasee	

NarrtiveDscrptn

HAY N' HUNTIN'!!! 13 of the best hay meadow acres you will find w/ almost 50 fabulous wooded acres of wooded hunting land at the back (see satellite image) w/ creek and nice piece of pond/swamp for duck hunting. Just minutes from Jacksonville and U.S. 175. There is an oral month-to-month lease on the property and the tenant will be notified at the appropriate time. This is a "gotta be seen" property.

Directions: From U.S. 69, west on U.S. 175 for 2.5 miles to right onto C.R. 3405 for two miles to left onto C.R. 3408 for one half mile. Look for sign on left.

Topography	Rolling	Sur/Plat OF	No	PricePerAcre	2,750
Water	Creek(s), Pond(s)	AerialPhot	Yes	Deed Rest	No
Views	Distant	EPA Issues	None Known	HOA	No
%Open	20	Barn #1	----	Dues	No
%Wooded	80	Barn #2	----	DuesPeriod	N/A
%Pasture	20	Shop #1	----	WaterSup	West J'ville
Fencing	Perimeter, Cross, Barbed	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	Hay	Oth Imp #2	----	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	Verizon
GrassTypes	Coastal Bermuda	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	Yes	San Serv	Private Rural
Rollback?	No	Cattle Ready	Yes	WaterfrntFt	0.0
SoilReports	No	Horse Ready	Yes	Easements	Utility, Pipeline
				Dairy Ready	Somewhat