

Land Detail



SubType

Farm

Price

179,643

MLS number

4881

Legal

Abstract 2, County Block 190. Tracts 4 & 5, L. Baker

Status

Active

Recent Change

Relist

I.S.D.

Other

LotSqFt

2,238,984

Acreage

51.4

LandDim

1438' x 1389'

County

Cherokee

Tax/SCE

\$88.82 ('09), AD

Exemptions

A--farm

City

Troup

Zip

75789

State

TX

Zone

none

X Street

F.M. 856

StdntFtr

Improved coastal; pond; fenced;

	C.	4610
RoadTyp	CR	Subdiv No
Avl/Pos	funding	

NarrtiveDscrptn

REDUCED! BEAUTIFUL 51.4 ACRES with some roll to the land; this is improved coastal and is fenced fronting a paved county road and long road frontage; community water and electric is nearby; pond. Minerals are being retained by sellers. If you are looking for a really pretty piece of land, check this one out. Additional 20 acres nearby with 1970's brick house is also for sale. Verbal agreement with relative for hay production to continue until property sells. No gate entry accessing acreage from C.R. 4610. You can drive on property by accessing land with house on C.R. 4608. Troup address, Concord area, Carlisle ISD.

Directions:

From New Summerfield E. on U.S. 79 to left onto F.M. 856 and go about 6 miles to Troup VFD; rt. onto C.R. 4608; take next road to left. Sign on left.

Topography	Rolling	Sur/Plat OF	Yes	PricePerAcre	3495
Water	Pond(s)	AerialPhot	Available	Deed Rest	No
Views	Hills	EPA Issues	None Known	HOA	No
%Open	0	Barn #1	----	Dues	No
%Wooded	5	Barn #2	----	DuesPeriod	N/A
%Pasture	95	Shop #1	----	WaterSup	Wright City
Fencing	Barbed	Shop #2	----	Avg Water	0
Minerals	retained by sellers	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	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
				Dairy Ready	No