

Residential Detail

SubType	Beds	Baths	Price	MLS number
>=10ac	4	2.5	270,000	5006



Legal	Abstract 760, County Block 385, Tract 6, R. Stewart Survey					
Status	Active	Recent Change	Price Change			
Exterior	Brick		I.S.D.	New Sum		
LotSqFt	2,896,740		Acreage	64.2		
LandDim	Irregular		County	Cherokee		
Tax/SCE	\$1636.18 ('10), AD		Exemptions	H--homestead		
City	Jacksonville		Year Built	1963		
Zip	75766		State	TX	Zone	none
X Street	F.M. 856		Htng/Cooling	CG Heat, Elec Air		
StndtFtr	Lots of land, huge workshop.					

23790	U.	79 East	
RoadTyp	US	Subdiv	No
Avl/Pos	funding		

NarrtiveDscrptn

PRICE REDUCTION!!!!!! RANCH STYLE BRICK HOUSE from the 1960's situated on 64.2 ACRES (survey available dated 6/09) of cattle ready FENCED & CROSS-FENCED land. Land is about 80-85% pasture with 2 PONDS and a year 'round CREEK fed by 2 springs. Large trees along creek and scattered across land. This country home offers 4 BEDROOMS & 2 1/2 BATHS with CENTRAL AIR/HEAT, FIREPLACE, large kitchen, PINE WOOD FLOORS under carpet and BONUS ROOM which is currently being used as a bedroom. Needs some updating but NEWER ROOF (30 year comp.) AND SEPTIC SYSTEM. Community and well water. And, last but

Directions: From Jacksonville, take U.S 79 through S.H. 110 in New Summerfield and just past F.M. 856 Look for sign on right. Property across from Auction Barn.

H/C SqFt	1,894.0	FamRoom	Yes	Water	Creek(s), Pond	Pool	No
Style	Traditional	Den	No	Range	No	SecSys	No
Stories	1	GameRoom	No	StoveTop	Yes	LawnSprink	No
Floors	Crpt, Vinyl, Pi	Office	No	Oven(s)	Yes	PropTank	No
Interior	SheetPnl, Boar	Study	No	HoodVent	Yes	Intercom	No
Foundation	Pier & Beam	Loft	No	DW	Yes	Grill	No
Roof	Comp Shngl	Laundry	Off Garage	Disposal	Yes	HOAssoc	No
Windows	Metal, Single P	Breakfast	No	Washer	No	Dues	0
#Rooms	12	DR	Yes	Dryer	No	DuesPer	N/A
MasterBR	Yes	FormalLR	Used as bedro	Compactor	No	WaterSup	Other
BR#2	Yes	OtherRm	----	IceMaker	Yes	AvgWater	
BR#3	Yes	OtherRm	----	Microwave	No	Sewer	Septic
BR#4	Yes	OtherRm	----	#CeilFans	4	ElecCo	Co-op
BR#5	----	OtherRm	----	#WBFP(s)	1	AvgElect	
BR#6	----	OpenPatio	No	#FPIInsert	0	GasCo	New Summerfi
MasterBA	Yes	CovdPatio	Yes	WoodHeat	No	AvgGas	
Bath#2	Yes	Porch	No	Refrig	Yes	PhoneCo	Verizon
Bath#3	----	Deck(s)	No	WatSoft	No	CableCo	None
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	Yes	OtherApl	----	HOW	No
HalfBA#1	Yes	Shop	Yes	AtticFan	No	Builder	Ubjnown
HalfBA#2	----	StorBldg	No	Antenna	No	RoadSurf	Asphalt
CarStorage	1, Gar	Fencing	Chain Link, Ba	Satellite	Yes	ADA Acc	No
DoorOpnr	Yes	OthrStruc	----	CentVac	No	Minerals	to be retained
Basement	No	Terrain	Rolling	Jacuzzi	No	Vegetation	Lawn, Inprvd P
Attic	Attic	Views	Distant	HotTub	No	DeedRestr	No
		Kitchen	Yes				