

# Land Detail

SubType

Price

MLS number

Tmbr-W/Tr

22,000

#####

Legal Abstract 31, County Block 2205, Tract 5, B.C. Lewis Survey

Status Active

Recent Change New Listing

I.S.D. J'ville

LotSqFt 326,700

Acreage 7.5

LandDim 1111' w x 294'

County Cherokee

Tax/SCE \$695.25 ('17), AD

Exemptions None

City Cuney

Zip 75759

State TX

Zone None

X Street C.R. 3502

StndtFtr Great stand of timber and creek.



	C.	3517
RoadTyp	CR	Subdiv N/A
Avl/Pos	@ Closing	

## NarrtiveDscrptn

Tract of pine and hardwood timber that is ready for harvesting. The pines are awesome! There is a creek at the eastern end of the property. Water and electricity are available for a home. This land would make a great secluded homesite. There are few neighbors in the area.

Directions: From the intersection of U.S. 175 and C.R. 3502, N on 3502. Follow the four arrow signs to C.R. 3517. Land is at the end of the road.

Topography	Level, Sloped	Sur/Plat OF	Yes	PricePerAcre	2,934
Water	Creek(s)	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	Cuney
Fencing	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	Timber	Oth Imp #2	----	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	CenturyLink
GrassTypes	Native	Oth Imp #5	----	Cable Co	CenturyLink
DirtFill	N/A	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