

# Land Detail



SubType

Other

Price

29,900

MLS number

#####

Legal Abstract 31, County Block 2206A, Tract 4C, B.C. Lewis Survey

Status Active

Recent Change

Price Change

I.S.D.

J'ville

LotSqFt 174,240

Acreage

4.0

LandDim 210' w x 822' d

County

Cherokee

Tax/SCE \$321.36 ('17), AD

Exemptions

None

City Cuney

Zip 75766

State TX

Zone

None

X Street C.R. 3526

StndtFtr Building on open land w/ many pssibilities.

531 C.R. 3501

RoadTyp CR

Subdiv

No

Avl/Pos @ Closing

NarrtveDscrptn

Open four acre tract w/ a couple of trees. It is virtually level w/ a gentle slope at the front. There is a 1,200 sq. ft. steel building on the property that lacks some wiring and installation of the HVAC It has the plumbing roughed in. It has commercial possibilities. City water and Co-Op electricity are available. This tract would be a great place for a residence. The price per acre takes into consideration the building.

Directions:

In Cuney, at the intersection of U.S. 175 & C.R. 3501, north on 3501 for .4 miles. Property on left. Sign in front.

Topography	Level, Sloped	Sur/Plat OF	No	PricePerAcre	8,725.00
Water	None	AerialPhot	Yes	Deed Rest	No
Views	Neighborhood	EPA Issues	None Known	HOA	No
%Open	100	Barn #1	----	Dues	No
%Wooded	0	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	1,200 sq. ft.	WaterSup	Cuney
Fencing	Privacy, Perimeter, Barbe	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	N/A	Oth Imp #2	----	Gas Co	None
CropsConvey?	N/A	Oth Imp #3	----	Avg Gas	0
WoodTypes	Couple of oak trees.	Oth Imp #4	----	Phone Co	CenturyLink
GrassTypes	Native	Oth Imp #5	----	Cable Co	None
DirtFill	No	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