

# Residential Detail

SubType	Beds	Baths	Price	MLS number
>=10ac	3	3.0	290,000	#####



Legal	See Narrative		
Status	Active	Recent Change	New Listing
Exterior	Vinyl	I.S.D.	Troup
LotSqFt	2,663,999	Acreage	61.15
LandDim	Irregular	County	Cherokee
Tax/SCE	\$1,545.52 ('18), AD	Exemptions	A--farm
City	Troup	Year Built	1980's
Zip	75789	State	TX
X Street	C.R. 4910	Zone	None
StndtFtr	Nice home on an awesome body of land.		
		Htng/Cooling	CE Heat, Elec Air

11958	S.	135	
RoadTyp	SH	Subdiv	N/A
Avl/Pos	@ Closing		

## NarrtiveDscrptn

This is some of the prettiest farmland you will ever see. It is about 75% pasture and 25% woods. There are a creek and two ponds on the property. There's a 440 sq. ft. cabin, 500 sq. ft. shop, 455 sq. ft. storage shed, and a 1,280 sq. ft. home. There is electricity to all the structures. North Cherokee Water Supply provides water. The land is very secluded and has a nice gentle roll to it. It is not far from either Troup or Jacksonville. The home has 3 BRs and 3 BAs, central HVAC and is very livable. It needs to be seen in order to be completely appreciated. Part of the property is in the 100-year flood plane. LEGAL: LEGAL: Abstract 831, County Block 1291, Tract 3,

Directions: From the intersection of U.S. 69 & S.H. 135, in Jacksonville, take 135 for 11.5 miles the property will be on the right w/ a sign

H/C SqFt	1,280.0	FamRoom	No	Water	Creek(s), Pond	Pool	No
Style	Traditional	Den	No	Range	Yes	SecSys	No
Stories	1	GameRoom	No	StoveTop	No	LawnSprink	No
Floors	Crpt, Vinyl	Office	No	Oven(s)	Yes	PropTank	No
Interior	Sheetrock, She	Study	Np	HoodVent	Yes	Intercom	No
Foundation	Pier & Beam	Loft	No	DW	No	Grill	No
Roof	Comp Shngl	Laundry	4.5' x 3'	Disposal	No	HOAssoc	No
Windows	Metal, Double	Breakfast	No	Washer	No	Dues	0
#Rooms	9	DR	9.5' x 9'	Dryer	No	DuesPer	N/A
MasterBR	15' x 15'	FormalLR	14.5' x 11.5'	Compactor	No	WaterSup	North Cherokee
BR#2	14' x 11.5'	OtherRm	----	IceMaker	Yes	AvgWater	50
BR#3	11.5' x 10'	OtherRm	----	Microwave	Yes	Sewer	Septic
BR#4	----	OtherRm	----	#CeilFans	7	ElecCo	Co-op
BR#5	----	OtherRm	----	#WBFP(s)	0	AvgElect	225
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	None
MasterBA	9' x 5.5'	CovdPatio	No	WoodHeat	No	AvgGas	0
Bath#2	15' x 8'	Porch	12' x 6'	Refrig	Yes	PhoneCo	Several
Bath#3	9' x 4.5'	Deck(s)	Np	WatSoft	No	CableCo	None
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1	----	Shop	25' x 20'	AtticFan	No	Builder	Unknown
HalfBA#2	----	StorBldg	35' x 13'	Antenna	Yes	RoadSurf	Asphalt
CarStorage	None	Fencing	Barbed	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	Cabin	CentVac	No	Minerals	To Be Retained
Basement	No	Terrain	Sloped, Rolling	Jacuzzi	No	Vegetation	Lawn, Pasture,
Attic	No	Views	Distant, Near	HotTub	No	DeedRestrct	No
		Kitchen	13.5' x 9.5'				