

Land Detail

SubType

Price

MLS number

Farm

229,000

#####

Legal Abstract 766, County Block 2075, Tracts 10C & 12, C.H. Smith Surv

Status Active

Recent Change New Listing

I.S.D. J'ville

LotSqFt 1,054,674

Acreage 24.21

LandDim Irregular

County Cherokee

Tax/SCE \$1,548.71 ('18), AD

Exemptions A--farm

City Jacksonville

Zip 75766

State TX

Zone None

X Street C.R. 3223

StndtFtr Awesome hay pasture w/ rodeo corral and homes



2731 U. 79

RoadTyp US

Subdiv

N/A

Avl/Pos @ Closing

NarrtveDscrptn

This is an awesome 24.21 acre tract w/ a pond, rodeo corral, three dwellings and a commercial building. It is beautiful land w/ beautiful views. This land could easily generate over \$2,000.00 in rental income, per month. It currently has two residential tenants. It is less than 15 minutes from Jacksonville. It has some scattered trees on the land. It would be so easy to make a home out of this place.

Directions: From the intersection of U.S. 69 & U.S. 79, in Jacksonville, SW on 79 for 8.2 miles to property on right. Look for large sign.

Topography	Sloped, Rolling	Sur/Plat OF	Yes	PricePerAcre	3,500.00
Water	Pond(s)	AerialPhot	Yes	Deed Rest	No
Views	Distant	EPA Issues	None Known	HOA	No
%Open	95	Barn #1	No	Dues	No
%Wooded	5	Barn #2	No	DuesPeriod	N/A
%Pasture	95	Shop #1	Yes	WaterSup	Well
Fencing	Barbed	Shop #2	----	Avg Water	0
Minerals	Being Retained	Storage #1	10' x 8'	Sewer	Septic
Surface	All Owned	Storage #2	----	Elec Co	Oncor & Co-Op
RoadSurface	Asphalt	Oth Imp #1	Corral	Avg Elec	0
Crops	Hay	Oth Imp #2	Storage Shed	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	Pond	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	Frontier
GrassTypes	Mixed	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