

Residential Detail

SubType	Beds	Baths	Price	MLS number
Man Hsg	3	2.0	229,000	#####



2731	U.	79
RoadTyp	US	Subdiv N/A
Avl/Pos	@ Closing	

Legal	Abstract 766, County Block 2075, Tracts 10C & 12, C.H. Smith Surv		
Status	Active	Recent Change	New Listing
Exterior	Metal, Wood	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	Year Built	1980's
Zip	75766	State	TX
X Street	C.R. 3223	Zone	None
StndtFtr	Currently a rental for \$600.00/mo.		
		Htng/Cooling	CE Heat, Elec Air

NarrtiveDscrptn

A combination manufactured home and home addition, it currently rents for \$600.00 per month. Buyer would buy subject to tenant's current lease. Tenant does not have access to the rest of the land. This place adds income to the 24 acres. It is barley over eight miles from Jacksonville, so the location is convenient. The title to the manufactured home was never transferred properly, but that is not seen as an issue.

Directions:

From the intersection of U.S. 69 & U.S 79, in Jacksonville, SW on 79 for 8.2 miles to property on right. Large for sale sign.

H/C SqFt	1,008.0	FamRoom	No	Water	Pond(s)	Pool	No
Style	MH-Sing	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	No	HoodVent	No	Intercom	No
Foundation	Slab, Other	Loft	No	DW	No	Grill	No
Roof	Metal	Laundry	Closet	Disposal	No	HOAssoc	No
Windows	Metal, Single P	Breakfast	No	Washer	Yes	Dues	0
#Rooms	8	DR	15' x 11'	Dryer	Yes	DuesPer	N/A
MasterBR	----	FormalLR	16' x 13'	Compactor	No	WaterSup	Well
BR#2	13' x 10.5'	OtherRm	----	IceMaker	No	AvgWater	0
BR#3	11' x 10.5'	OtherRm	----	Microwave	No	Sewer	Septic
BR#4	9.5' x 9'	OtherRm	----	#CeilFans	3	ElecCo	Co-op
BR#5	----	OtherRm	----	#WBFP(s)	0	AvgElect	0
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	None
MasterBA	----	CovdPatio	No	WoodHeat	No	AvgGas	0
Bath#2	12' x 5.5'	Porch	15' x 8.5'	Refrig	Yes	PhoneCo	Frontier
Bath#3	7.5' x 7.5'	Deck(s)	No	WatSoft	No	CableCo	None
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1	----	Shop	No	AtticFan	No	Builder	Fleetwood
HalfBA#2	----	StorBldg	No	Antenna	No	RoadSurf	Asphalt
CarStorage	None	Fencing	Barbed	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	----	CentVac	No	Minerals	To Be Retained
Basement	No	Terrain	Sloped, Rolling	Jacuzzi	No	Vegetation	Lawn
Attic	No	Views	Distant	HotTub	No	DeedRestrct	No
		Kitchen	12' x 8.5				