

Land Detail



SubType

Recreational

Price

\$233,415

MLS number

#####

Legal See Narrative

Status Active

Recent Change New Listing

I.S.D. Jacksonville

LotSqFt 2,259,457

Acreage 51.87

LandDim 845' w x 2700' d

County Cherokee

Tax/SCE \$82.40 (AD '19)

Exemptions Timber

City Bullard Address

Zip 75757

State TX

Zone None

X Street C.R. 3405

StdntFtr Awesome hunting and recreational land w/ fantastic views!

C.R. 3402

RoadTyp County Subdiv N/A

Avl/Pos @ Closing

NarrtveDscrptn

This is a fabulous recreational tract. The elevation changes over 180' from the road to the south end of the property. The front part has a gentle roll to it. The land is about 30% with the balance in timber. There are several roadways on the property. A 4WD vehicle is needed to get to the back. There are three creek beds across the property, one of which has a \$40,000.00 concrete bridge. The land is located between Bullard and Jacksonville, in a very rural area.

Directions: From the intersection of U.S. 69 and F.M. 855, in Mt. Selman, W. on 855 for 2.7 miles, to S. onto C.R. 3405, for .6 miles to left (E.) onto C.R. 3402, for 1.25 miles, to property on the right (south side)

Topography	Steep & Rolling	Sur/Plat OF	No	PricePerAcre	\$4,500.00
Water	Three Creek Beds	AerialPhot	Yes	Deed Rest	No
Views	Distant and Near	EPA Issues	None Known	HOA	No
%Open	30	Barn #1	----	Dues	0
%Wooded	70	Barn #2	----	DuesPeriod	N/A
%Pasture	30	Shop #1	----	WaterSup	North Cherokee
Fencing	Barbed Wire	Shop #2	----	Avg Water	0
Minerals	None Available	Storage #1	----	Sewer	No (would need septic)
Surface	All Owned	Storage #2	----	Elec Co	Co-Op
RoadSurface	Natural	Oth Imp #1	Concrete Bridge	Avg Elec	0
Crops	Hardwood Timber	Oth Imp #2	----	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	Frontier
GrassTypes	Native	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	Yes	San Serv	Private Rural
Rollback?	No	Cattle Ready	No	WaterfrntFt	0
SoilReports	No (significant iron ore)	Horse Ready	Yes	Easements	Utility
				Dairy Ready	No