



206	E.	Third
RoadTyp	City	Subdiv N/A
Avl/Pos	@ Closing	

SubType	Price	MLS number
Building	\$75,000.00	#####

Legal	See legal description in narrative.		
Status	Active	Recent Change	New Listing
Exterior	Brick	I.S.D.	Rusk
LotSqFt	324,957	Acreage	7.46
LandDim	580' w x 560' d	County	Cherokee
Tax/SCE	\$1,111.79	Exemptions	None
City	Rusk	Year Built	1935
Zip	75785	State	TX
X Street	Henderson	Zone	School
StndtFtr	Awesome Amount of Property for the Price.		
		Htng/Cooling	CG Heat/Elec. Air

NarrtveDscrptn

This used to be the Rusk schools, many decades ago. There are over 48,000 sq. ft. of structures on the property, including an athletic field. There is an infinite number of uses for this place. It has road frontage on three sides. The place needs lots of work but the price is awesome! There are several air conditioning systems and restrooms. LEGAL: Lots 1 & 2, Block 30; Lots 1-4, Block 31, City of Rusk; Abstract 341, county Block 1116B, Tract 1, J. Hundley Survey

Directions: At the intersection of Main & Third, in Rusk, turn east onto third and continue to the intersection w/ Henderson. The property is on the far right corner.

BusName	N/A	AirPhoto	Yes	#HtgUnits	Several	H/C SqFt	48,000
BusType	N/A	PlnsOnFil	No	A/C Type	Central Electric	H/C SF Srce	AD
OrgnzdAs	N/A	Struct#1	High School	A/C Cap	Unknown	PriceOfRE	\$75,000.00
YearsInOp	0	Struct#2	Art Facility	#A/CUnits	Unknown	BsInvAvail	None
Misc1	High School	Struct#3	Misc.	Sprinklrd	No	PrOfBsInv	N/A
FireDist	No	Struct#4	----	Emer Gen	No	BusPPAvl	No
PrincipUse	Many Uses	Struct#5	----	ElcSvcTp	220	PrOfBusPP	0
PrpCndSt	Yes	Struct#6	----	ADA Accs	No	TrdFixAval	Yes
#Buildings	5	Struct#7	----	Sec Sys	No	PrOfTrFixt	0
#Stories	3	Struct#8	----	TchReady	No	LseExpDate	N/A
Constructn	Masonry	Struct#9	----	KitchnFac	Yes	Sublseable	No
Foundatn	Pier & Beam	Struct#10	----	#MnsRms	Several	SgnNoCmp	Yes
ExtWalls	Brick	RoadSurf	Asphalt	#LdsRms	Several	FinancIsAv	N/A
Roof	Builtup	NrstUSHw	U.S. 84	#PassElvtr	0	AnnHazIns	Unknown
Floors	Several Types	NrstIntst	I-20	#FrtElevtr	0	WaterSup	Rusk
ParkingSF	10,000	RRAccess	No	#Escalator	0	AvgWater	0
#PrkgSpc	50	TotalSF	48,000	Feature#1	Lots of Land	Sewer	Municipal
PrkgSurfc	Asphalt	OfficeSF	Several	Feature#2	Offices	ElecCo	Oncor Delivery
CovrdPkg	No	RetailSF	0	Feature#3	----	AvgElec	0
#OHDoors	0	WhhseSF	0	Feature#4	----	GasCo	CenterPoint
OHDrHgt	0	ManufSF	0	Feature#5	----	AvgGas	0
#Docks	0	OtherSF	0	Feature#6	----	PhoneCo	Frontier/SuddenLink
#Ramps	0	WhseClmc	0	Feature#7	----	SanSrvce	Municipal
Misc2	Athletic Field	Fencing	None	Feature#8	----	DeedRestr	No
LandSize	7.46 Acres	HeatType	Central Gas	Easements	Utility	Minerals	All Owned
PlatOnFile	Yes	HtngCap	Unknown	EPAIssues	None Known		