



Land Detail

893	C.R.	1713
RoadTyp	C.R.	Subdiv N/A
Avl/Pos	@ Closing	

SubType	Price		MLS number
Acreage	\$495,000.00		10126500
Legal	See Narrative		
Status	Act	Recent Change	New Listing
		I.S.D.	Jacksonville
LotSqFt	5,410,152	Acreage	124.2
LandDim	Irregular	County	Cherokee
Tax/SCE	\$1,603.74	Exemptions	Timber
City	Jacksonville		
Zip	75766	State	TX Zone None
X Street	C.R. 1714		
StdntFtr	Awesome recreational and timberland w/ structures.		

NarrtiveDscrptn

Awesome tract of Timberland with marketable pine that is also great recreational land. There is an 1,800 sq.ft. electrified steel building with 1,800 sq. ft. of overhang, an 875 sq. ft. carport, a 288 sq. ft. shed and a secluded 634 sq. ft. cabin that is nestled in the woods. There are two septic systems on the land, and there is also a storm shelter. The land must be traveled to be appreciated. LEGAL: Abstract 418, County Block 1577, Tracts 14-16 & 18, George Isaacs Survey; Abstract 397, County Block 1574, Tracts 2 & 3, A.M. Hallmark Survey; Abstract 423, County Block 1575, Tract 1, GN RR Survey, being 124.2 acres, and as recorded in V. 2030, P. 770 of the DRCCT.

Directions: From the intersection of F.M. 347 & Loop 456, S. on 347 for 4.1 miles to right onto C.R. 1713 for .8 miles to gate on the left.
Sign at gate.

Topography	Level to steep	Sur/Plat OF		PricePerAcre	\$3,986.00
Water	Creek	AerialPhot	Yes	Deed Rest	No
Views	Timberland	EPA Issues	None Known	HOA	No
%Open	1	Barn #1	1,800 sq. ft. (Steel)	Dues	None
%Wooded	99	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	Rain Harvesting
Fencing	Perimeter	Shop #2	----	Avg Water	0.00
Minerals	All Owned	Storage #1	----	Sewer	2 Septic Systems
Surface	All Owned	Storage #2	----	Elec Co	Co-Op
RoadSurface	Asphalt	Oth Imp #1	Carport	Avg Elec	\$35.00
Crops	Timber	Oth Imp #2	Cabin	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	Live-in Shed	Avg Gas	0.00
WoodTypes	Pine w/ some hardwood	Oth Imp #4	Storm Shelter	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	WaterfntFt	0
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No