




## Residential Detail



280	Black Lane		
RoadType	City	Subdiv	N/A
Avl/Pos	@ Closing		

SubType	Beds	Baths	Price	MLS number
Rusk	3	1	\$40,000.00	10134115
Legal	See narrative.			
Status	Active	Recent Change	Reduced	
Exterior	Aluminium Siding	I.S.D.	Rusk	
LotSqFt	46,173.6	Acreage	1.08	
LandDim	Irregular	County	Cherokee	
Tax/SCE	\$1,190.33 (AD, '20)	Exemptions	None	
City	Rusk	Year Built	1940s	
Zip	75785	State	TX	Zone B-1 Local Business
X Street	F.M. 2972	Htng/Cooling	CGH/EA	
StndtFtr	Spacious lot and close to town			

### Narrative Description

REDUCED!!! FIXER UPPER CHALLENGE This home needs lots of work but will make a good first time home and is just 1.25 miles from Downtown Rusk. It has a large, level yard with some nice trees on it. It has access to all city utilities. It has had a few new windows put in. The third bedroom is in a converted attic that needs a new staircase. Now a days there are few homes at this price. LEGAL: Abstract 579, County Block 1111, Tract 20, J. Morgan Survey, being .68 acres, more or less; Abstract 931, County Block 1113, Tract 4, A.H. White Survey, being .38 acres, more or less, both tracts being recorded in V. 1714, P. 116 of the DRCCT. CCAD Act. #: 115855000 & 119904000.

**Directions:** At the intersection of U.S 69 (Dickinson Drive) & F.M. 2972, turn south onto Black Lane. The home is a tenth of a mile down the street, just before it curves to the right. Sign in the yard.

H/C SqFt	1,020	FamRoom	No	Water	None	Pool	No
Style	Traditional	Den	No	Range	No	SecSys	No
Stories	1	GameRoom	No	StoveTop	No	LawnSprink	No
Floors	Vinyl	Office	No	Oven(s)	No	PropTank	No
Interior	Sheetrock	Study	No	HoodVent	No	Intercom	No
Foundation	Pier & Beam	Loft	Yes	DW	No	Grill	Yes
Roof	20-year shingles	Laundry	No	Disposal	No	HOAssoc	No
Windows	single & double Pane	Breakfast	Area in Kitchen	Washer	No	Dues	None
#Rooms	6	DR	Area in Kitchen	Dryer	Yes	DuesPer	N/A
MasterBR	No	FormalLR	15.5 c 13.5'	Compactor	No	WaterSup	Rusk
BR#2	15' x 13'	OtherRm	----	IceMaker	No	AvgWater	Unknown
BR#3	15' x 9'	OtherRm	----	Microwave	No	Sewer	Municipal
BR#4	----	OtherRm	----	#CeilFans	0	ElecCo	Oncor Delivery
BR#5	----	OtherRm	----	#WBFP(s)	0	AvgElect	Unknown
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	None
MasterBA	----	CovdPatio	No	WoodHeat	No	AvgGas	0
Bath#2	7' x 4.5'	Porch	25' x 7.5' - Covered	Refrig	No	PhoneCo	Frontier/East Texas Telephone
Bath#3	----	Deck(s)	No	WatSoft	No	CableCo	SuddenLink
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Republic
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1	----	Shop	No	AtticFan	No	Builder	Unknown
HalfBA#2	----	StorBldg	No	Antenna	No	RoadSurf	Asphalt
CarStorage	2-Car Carport	Fencing	None	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	No	CentVac	No	Minerals	All Owned
Basement	No	Terrain	Level	Jacuzzi	No	Vegetation	Lawn
Allc	Loft Area	Views	Neighborhood	HotTub	No	DeedRestr	No
		Kitchen	13' x 6'				

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.