

Land Detail



SubType

Recreational

Price

\$222,350.00

MLS number

10109176

Legal Abstract 40, county Block 1777, Tract 1, José Pineda Survey

Status Active

Recent Change Information Update

I.S.D. Jacksonville

LotSqFt 3,874,226

Acreage 88.94

LandDim 1685' w x 2401' d

County Cherokee

Tax/SCE \$181.04

Exemptions Timber

City Jacksonville

Zip 75766

State TX

Zone No Zoning

X Street C.R. 3304

StrndtFtr Great recreational tract!

C.R. 3303

RoadTyp

County

Subdiv

N/A

Avl/Pos @ Closing

NarrtiveDscrptn

A fantastic recreational tract that is about 95% wooded and 5% open. The eastern half of the land is fairly level and the west half climbs over 130' offering fabulous views to the east. Hunting would not be a problem on this tract and it is economically priced. It is less than two miles from the Jacksonville city limits. This land has been in the family for several generations and not all owners can be found. Whoever purchases the land will receive deeds from less than 100% of the owners and an Affidavit of Use and Possession will have to be filed.

Directions:

From the Intersection of U.S. 69 & U.S 79, W. on 79, for 2.6 miles to right onto C.R. 3304, for .25 milkes to right onto C.R. 3303, for .4 miles to the land.

Topography	Level, sloped & steep	Sur/Plat OF	No	PricePerAcre	\$2,500.00
Water	None	AerialPhot	Yes	Deed Rest	No
Views	Distant	EPA Issues	None Known	HOA	N/A
%Open	5	Barn #1	-----	Dues	N/A
%Wooded	95	Barn #2	-----	DuesPeriod	N/A
%Pasture	5	Shop #1	-----	WaterSup	None
Fencing	Barbed Wire	Shop #2	-----	Avg Water	0
Minerals	Being Retained	Storage #1	-----	Sewer	No
Surface	All owned convey	Storage #2	-----	Elec Co	Cherokee County Co-Op
RoadSurface	Natural	Oth Imp #1	-----	Avg Elec	0
Crops	All owned convey	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	N/a	MH Permitted	Yes	San Serv	Republic or Ameri-Tex
Rollback?	No	Cattle Ready	No	WaterfrntFt	0
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No