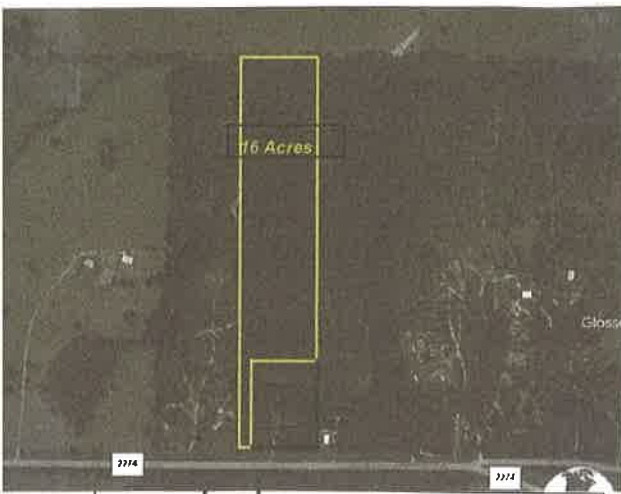


Land Detail



12100	F.M.	2274
RoadTyp	State	Subdiv N/A
Avl/Pos	@ Closing	

SubType

Acreage

Price

\$144,000.00

MLS number

#####

Legal 16 acres out of Abstract 2, County Block 367, Tract 8, L. Baker Survey

Status Active

Recent Change

New Listing

I.S.D.

Carlisle

Acreage

16.0

County

Cherokee

Exemptions

Timber

LotSqFt 696,960

LandDim 418' w x 2183' d

Tax/SCE \$28.60 ('22/AD)

City Troup

Zip 75789

State TX

Zone None

X Street F.M. 856

StndtFtr Beautiful tract of maturing pine timber

Narrative Description

Situated about eight miles SE of Troup and five miles NE of New Summerfield, this beautiful, level tract of pine timber is in a beautiful rural area and has access to water and electricity. It is currently part of a 21 acre tract and the seller will pay to have the 16 acres surveyed out and will live in the home to the east, on five acres. When the land sells, deed restrictions will be placed on the property to prevent hunting and the use of firearms on the property. Water and electricity utilities are available.

Directions: From the intersection of F.M. 856 and U.S. 79, north on 856, for 4.4 miles, to right onto F.M. 2274 for .5 miles to the property on the left.
There is a sign on the property.

Topography	Gentle slope toward the back.	Sur/Plat OF	No	PricePerAcre	\$9,000.00
Water	No	AerialPhot	Yes	Deed Rest	Yes -- No Hunting
Views	Woods	EPA Issues	None Known	HOA	No
%Open	0	Barn #1	----	Dues	None
%Wooded	100	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	Lake Stryker
Fencing	Perimeter	Shop #2	----	Avg Water	0.00
Minerals	Being retained.	Storage #1	----	Sewer	None
Surface	Wooded Land	Storage #2	----	Elec Co	Cherokee County EC
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	0
Crops	All will convey	Oth Imp #2	----	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	0
WoodTypes	Pine	Oth Imp #4	----	Phone Co	Frontier
GrassTypes	Native	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	Yes	San Serv	Republic Services & Ameri-Tex
Rollback?	No	Cattle Ready	No	WaterfntFt	N/A
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No