

Land Detail



U.S.	E.	79		
RoadTyp	U.S.		Subdiv	N/A
Avl/Pos	@ Closing			

SubType	Price	MLS number
Timberland	\$135,000.00	#####
Legal	Abstract 38, County Block 170, Tracts 1, 1A, 2, 3 & 3A, H. Meyers Survey	
Status	Active	Recent Change New Listing
		I.S.D. New Summerfield
LotSqFt	1,330,017	Acreage 30.533
LandDim	950' x 1,341' x 1,051' x 1464'	County Cherokee
Tax/SCE	\$57.54 ('23/AD)	Exemptions Timber
City	New Summerfield	
Zip	75780	State TX Zone No Zoning
X Street	F.M. 2274	
StndtFtr	Very promising pine plantation.	

NarrtveDscrptn

SUPER PIECE OF TIMBERLAND!!! Very appealing tract with a gentle slope down, from the southwest to Hudspeth Creek. The land then gently rises to the northeast from the east side of the creek. There is a lot of maturing young pine and scattered large pine. There is also scattered hardwood. There is an open area that is about .4 acres in size. A little over 5 miles from New Summerfield and about a 2-mile drive to Lake Stryker. Rural utilities available.

Directions: From the intersection of U.S. 79 & S.H. 110, in New Summerfield, east on 79, for 5.3 miles to property on the left -- north side of highway.
Sign on a tree.

Topography	Gently sloped	Sur/Plat OF	No	PricePerAcre	\$4,421.45
Water	Huespeth Creek	AerialPhot	Yes	Deed Rest	No
Views	Woods	EPA Issues	None Known	HOA	No
%Open	1.3%	Barn #1	----	Dues	N/A
%Wooded	98.7%	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	Lake Stryker WSC
Fencing	Some	Shop #2	----	Avg Water	N/A
Minerals	Being Retained	Storage #1	----	Sewer	No
Surface	All Owned	Storage #2	----	Elec Co	N/A
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	N/A
Crops	Pine	Oth Imp #2	----	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	N/A
WoodTypes	Pine and Hardwood	Oth Imp #4	----	Phone Co	Frontier
GrassTypes	Native	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	Yes	San Serv	Ameri-Tex
Rollback?	No	Cattle Ready	No	WaterfrntFt	Along the creek
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No