

Land Detail



<i>SubType</i>	Recreational	<i>Price</i>	\$222,350.00	<i>MLS number</i>	#####
<i>Legal</i>	Abstract 40, county Block 1777, Tract 1, José Pineda Survey				
<i>Status</i>	Active	<i>Recent Change</i>	Information Update		
		<i>I.S.D.</i>	Jacksonville		
<i>LotSqFt</i>	3,874,226	<i>Acreage</i>	88.94		
<i>LandDim</i>	1685' w x 2401' d		<i>County</i>	Cherokee	
<i>Tax/SCE</i>	\$181.04	<i>Exemptions</i>	Timber		
<i>City</i>	Jacksonville				
<i>Zip</i>	75766	<i>State</i>	TX	<i>Zone</i>	No Zoning
<i>X Street</i>	C.R. 3304				
<i>StndtFtr</i>	Great recreational tract!				

	C.R.	3303			
<i>RoadTyp</i>	County		<i>Subdiv</i>	N/A	
<i>Avl/Pos</i>	@ Closing				

NarrtveDscrptn

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.

<i>Topography</i>	Level, sloped & steep	<i>Sur/Plat OF</i>	No	<i>PricePerAcre</i>	\$2,500.00
<i>Water</i>	None	<i>AerialPhot</i>	Yes	<i>Deed Rest</i>	No
<i>Views</i>	Distant	<i>EPA Issues</i>	None Known	<i>HOA</i>	N/A
<i>%Open</i>	5	<i>Barn #1</i>	----	<i>Dues</i>	N/A
<i>%Wooded</i>	95	<i>Barn #2</i>	----	<i>DuesPeriod</i>	N/A
<i>%Pasture</i>	5	<i>Shop #1</i>	----	<i>WaterSup</i>	None
<i>Fencing</i>	Barbed Wire	<i>Shop #2</i>	----	<i>Avg Water</i>	0
<i>Minerals</i>	Being Retained	<i>Storage #1</i>	----	<i>Sewer</i>	No
<i>Surface</i>	All owned convey	<i>Storage #2</i>	----	<i>Elec Co</i>	Cherokee County Co-Op
<i>RoadSurface</i>	Natural	<i>Oth Imp #1</i>	----	<i>Avg Elec</i>	0
<i>Crops</i>	All owned convey	<i>Oth Imp #2</i>	----	<i>Gas Co</i>	None
<i>CropsConvey?</i>	Yes	<i>Oth Imp #3</i>	----	<i>Avg Gas</i>	0
<i>WoodTypes</i>	Mixed	<i>Oth Imp #4</i>	----	<i>Phone Co</i>	Frontier
<i>GrassTypes</i>	Native	<i>Oth Imp #5</i>	----	<i>Cable Co</i>	None
<i>DirtFill</i>	N/a	<i>MH Permitted</i>	Yes	<i>San Serv</i>	Republic or Ameri-Tex
<i>Rollback?</i>	No	<i>Cattle Ready</i>	No	<i>WaterfrntFt</i>	0
<i>SoilReports</i>	No	<i>Horse Ready</i>	No	<i>Easements</i>	Utility
				<i>Dairy Ready</i>	No