

Land Detail

SubType

Price

MLS number

Farm

418,222

4528



Legal Abstract 498, County Block 2066, Tract 2; Abstract 733, County BI

Status Active

Recent Change

Price Change

I.S.D.

J'ville

LotSqFt 6,082,805

Acreage

139.64

LandDim Rectangular

County

Cherokee

Tax/SCE \$222.94 ('10), AD

Exemptions

A--farm

City Ironton

Zip 75766

State TX

Zone None

X Street C.R. 3212

StndtFtr Excellent pasture.

	C.	3215	
RoadTyp	CR	Subdiv	No
Avl/Pos	@ closing		

NarrtveDscrptn

THE FAMOUS NECHES BLONDE RANCH. Owner is beginning to slowly divest the assets of this magnificent cattle ranch. This parcel has fabulous views, a great small lake, creeks and beautiful rolling hills. Fenced and cross-fenced. Adjacent parcels will be available over time. The purchaser of this tract can obtain a first right of refusal on the remaining acreage, which is an additional approximately 575 acres. This land is just minutes from Jacksonville. There's not much like this land remaining. Setting is very rural. Property located in D.L. Kokernot & D. Reynolds Surveys.

Directions: From U.S. 69/79 intersection 5.8 mi. SW on 79 to right onto C.R. 3210 for .2 mi. to right onto C.R. 3214 to immediate left onto C.R. 3212 for .9 mi. to 3215.

Topography	Rolling	Sur/Plat OF	In Office	PricePerAcre	2.995
Water	Creek(s), Pond(s), Spring	AerialPhot	Yes	Deed Rest	No
Views	Distant, Hills, Water	EPA Issues	None Known	HOA	No
%Open	98	Barn #1	----	Dues	No
%Wooded	2	Barn #2	----	DuesPeriod	N/A
%Pasture	98	Shop #1	----	WaterSup	None
Fencing	Perimeter, Cross, Barbed	Shop #2	----	Avg Water	0
Minerals	All Owned	Storage #1	----	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	Co-op
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	0
Crops	Hay	Oth Imp #2	Small Lake	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	0
WoodTypes	None	Oth Imp #4	----	Phone Co	Verizon
GrassTypes	Improved Bermuda	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	Yes	San Serv	Private Rural
Rollback?	No	Cattle Ready	Yes!	WaterfrntFt	0.0
SoilReports	No	Horse Ready	Yes!	Easements	None Known
				Dairy Ready	Yes