



Residential Detail

SubType	Beds	Baths	Price	MLS number
Rural	2	1	\$79,900.00	10157466

Legal	See Narrative.				
Status	Active	Recent Change	New Listing		
Exterior	Wood	I.S.D.	Jacksonville		
LotSqFt	171,190	Acreage	4.862		
LandDim	690' x 849' x 141' x 435'	County	Cherokee		
Tax/SCE	\$2,207.04	Exemptions	None		
City	Jacksonville	Year Built	1930's		
Zip	75766	State	TX	Zone	None
X Street	C.R. 3212	Htng/Cooling	Wood Heat & Window Units		
StndtFtr	Nifty piece of land with lots of potential				

1743	C.R.	3210	
RoadTyp	County	Subdiv	N/A
Avl/Pos	Seven days after closing		

NarrtveDscrptn

TOTALLY UNIQUE Located about 7.5 miles SW of Jacksonville, this 4.862 acre tract of land has a fixer-upper two bedroom home, a two-car garage and a 1,140 sq. ft. shop building. The land is mostly open, has a gentle slope, scattered trees and some distant views. There are several wells on the property. If you are looking for quiet country living and a home that you can fix up to suit your needs, this is the place! Heating consists of a wood heater. LEGAL: Abstract 801, County Block 2074A, Tract 1, N.J. Steincipher Survey, being 2.13 acres, more or less, and as legally described in V. 2707, P. 355 of the DRCCT; Abstract 643, County Block 2070, Tract 17, C.B. Nash Survey, being 1.8 acres, more or less, and as legally described in V. 2707, P. 355 of the DRCCT. A recent survey shows the property to consist of 4.862 acres.

Directions: From the intersection of U.S. 79 & C.R. 3210, go 1.7 miles down C.R. 3210, to property on the left.
 (south side of the road) Sign

H/C SqFt	924	FamRoom	No	Water	None	Pool	No
Style	Traditional	Den	No	Range	No	SecSys	No
Stories	1	GameRoom	No	StoveTop	No	LawnSprink	No
Floors	Laminate	Office	No	Oven(s)	No	PropTank	No
Interior	Sheetrock	Study	No	HoodVent	No	Intercom	No
Foundation	Pier & Beam	Loft	No	DW	No	Grill	No
Roof	20-year shingle	Laundry	15 x 9'	Disposal	No	HOAssoc	No
Windows	Wood, Single Pane	Breakfast	No	Washer	Yes	Dues	0
#Rooms	6	DR	No	Dryer	Yes	DuesPer	N/A
MasterBR	No	FormalLR	19' x 11'	Compactor	No	WaterSup	Wells
BR#2	13' x 11'	OtherRm	----	IceMaker	Yes	AvgWater	0.00
BR#3	11' x 9'	OtherRm	----	Microwave	Yes	Sewer	Convential Septic
BR#4	----	OtherRm	----	#CeilFans	0	ElecCo	Cherokee Co-Op
BR#5	----	OtherRm	----	#WBFP(s)	0	AvgElect	\$212.00
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	None
MasterBA	----	CovdPatio	No	WoodHeat	Yes	AvgGas	0.00
Bath#2	----	Porch	Small Front Porch	Refrig	2 Fridges	PhoneCo	Frontier
Bath#3	----	Deck(s)	No	WatSoft	No	CableCo	None
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1	----	Shop	38' x 30'	AtticFan	No	Builder	Unknown
HalfBA#2	----	StorBldg	No	Antenna	Yes	RoadSurf	Asphalt
CarStorage	Two-Car Garage	Fencing	Barbed Wire	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	----	CentVac	No	Minerals	All Owned
Basement	No	Terrain	Gentle Slope	Jacuzzi	No	Vegetation	NativeGrass
Attic	No	Views	Distant	HotTub	No	DeedRestr	No
		Kitchen	15' x 9'				