



Land Detail

SubType

Acreage

Price

\$199,000.00

MLS number

25013492

Legal Abstract 766, County Block 2075, Tract 14, C.H. Smith Survey

Status Active

Recent Change New Listing

I.S.D. Jacksonville

LotSqFt 721,789

Acreage 16.57

LandDim 718' x 917' x 709' x 1,219'

County Cherokee

Tax/SCE \$2,070.86 ('24/AD)

Exemptions None

City Jacksonville

Zip 75766

State TX

Zone None

X Street C.R. 3210

StndtFtr Awesome pasture with 3 ponds and scattered trees.

2585	C.R.	3212
RoadTyp	County	Subdiv N/A
Avl/Pos	@ Closing	

NarrtiveDscrptn

AN AWESOME, GENTLY ROLLING PIECE OF LAND with great pasture, scattered trees and three ponds. The large tracts, east and west of this tract, have fine homes on them. Hay can be grown on the land or cattle & horses can graze the land. This is also a great homesite that is about 15 minutes from Jacksonville. For water a well will be required. There is a storage building and a travel trailer on the land. This is a very quiet community.

Directions:

In Jacksonville, from the intersection of U.S. 69 & U.S. 79, head southwest on 79, for approximately 5.8 miles, to right onto C.R. 3210. Go approximately 1.9 miles on 3210 and turn right, across the railroad, and then left, onto C.R. 3212, for approximately .7 miles, to property, on the left. Palestine is about 17 miles from the property. There is a sign, at the gate.

Topography	Gently Rolling	Sur/Plat OF	Plat	PricePerAcre	\$12,010.00
Water	3 Ponds	AerialPhot	Yes	Deed Rest	No
Views	Land and surrounding area	EPA Issues	None Known	HOA	No
%Open	80	Barn #1	----	Dues	N/A
%Wooded	20	Barn #2	----	DuesPeriod	N/A
%Pasture	80	Shop #1	----	WaterSup	None
Fencing	Barbwire	Shop #2	----	Avg Water	N/A
Minerals	Oil & Gas Being Retained	Storage #1	Storage Shed	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	CCEC
RoadSurface	Asphalt	Oth Imp #1	Travel Trailer	Avg Elec	0.00
Crops	Pasture land	Oth Imp #2	----	Gas Co	None (Use Propane)
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	N/A
WoodTypes	Pine & Hardwood	Oth Imp #4	----	Phone Co	Frontier/Optimum
GrassTypes	Mixed	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	Yes	San Serv	Republic Services
Rollback?	No	Cattle Ready	Yes	WaterfrntFt	Around 3 Ponds
SoilReports	No	Horse Ready	yes	Easements	Utility
				Dairy Ready	No