



Land Detail

<i>SubType</i>		<i>Price</i>	<i>MLS number</i>
Acreage		\$25,000.00	10158890
<i>Legal</i>	Abstract 728, County block 1997, Tract 14 I. Reynolds Survey		
<i>Status</i>	Active	<i>Recent Change</i>	New Listing
		<i>I.S.D.</i>	Jacksonville
<i>LotSqFt</i>	108,028.9	<i>Acreage</i>	2.48
<i>LandDim</i>	274' x 675' x 251' x 495'	<i>County</i>	Cherokee
<i>Tax/SCE</i>	\$1,565.93 (AD/'22)	<i>Exemptions</i>	None
<i>City</i>	Jacksonville		
<i>Zip</i>	75766	<i>State</i>	TX
		<i>Zone</i>	No Zoning
<i>X Street</i>	C.R. 3210		
<i>StndtFtr</i>	Very pretty, mostly wooded tract.		
5906	U.S.	79 W.	
<i>RoadTyp</i>	Federal	<i>Subdiv</i>	No
<i>Avl/Pos</i>	@ Closing		

NarrtveDscrptn

APPEALING RESIDENTIAL LAND This is a very pretty piece of mostly wooded land that is a short distance from Jacksonville. It does have issues that need to be addressed. There are the remains of a house that was destroyed by a fire. There is also scattered trash on the property. All of that can be taken care of. Rural water and electricity are available. There is a septic system and a well that can be used for irrigation. It has lots of nice trees on it.

Directions: From the intersection fo U.S. 69 & U.S. 79, W. on 79, for five miles. Property on the left (south side). Sign

Topography	Basically Level	Sur/Plat OF	No	PricePerAcre	\$10,081.00
Water	No	AerialPhot	Yes	Deed Rest	No
Views	Neighborhood	EPA Issues	None Known	HOA	No
%Open	25	Barn #1	No	Dues	None
%Wooded	75	Barn #2	No	DuesPeriod	N/A
%Pasture	0	Shop #1	No	WaterSup	Gum Creek WSC
Fencing	None	Shop #2	No	Avg Water	Unknown
Minerals	All Owned	Storage #1	No	Sewer	Septic
Surface	All Owned	Storage #2	No	Elec Co	CCEC
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	Unknown
Crops	None	Oth Imp #2	----	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	0.00
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	Frontier
GrassTypes	native	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	Yes	San Serv	Republic or Amer-Tex
Rollback?	No	Cattle Ready	No	WaterfrntFt	0
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No