



Land Detail

<i>SubType</i>	<i>Price</i>	<i>MLS number</i>
Acreage	\$49,900.00	23004886
<i>Legal</i>	Abstract 19, County Block 775C, Tract 12A, William Survey	
<i>Status</i>	Active	<i>Recent Change</i> New Listing
		<i>I.S.D.</i> New Summerfield
<i>LotSqFt</i>	87,120	<i>Acreage</i> 2.0
<i>LandDim</i>	131' w x 647' d (approx.)	<i>County</i> Cherokee
<i>Tax/SCE</i>	\$237.25 ('22/AD)	<i>Exemptions</i> None
<i>City</i>	New Summerfield	
<i>Zip</i>	75766	<i>State</i> TX <i>Zone</i> No Zoning
<i>X Street</i>	U.S. 79	
<i>StndtFtr</i>	Absolutely gorgeous rolling tract with beautiful trees.	

601	Stallings Drive (C.R. 4322)		
<i>RoadTyp</i>	County	<i>Subdiv</i>	N/A
<i>Avl/Pos</i>	@ Closing		

NarriveDscrptn

This is the most beautiful two-acre tract I have ever listed. It has very appealing rolling land with dozens of mature hardwood & pine trees. The grass on it is fabulous too. All utilities are available: water, electric & natural gas. The land is completely fenced. It is very close to both Jacksonville & New Summerfield. It also sits on a well-paved county road. You will love to place a high quality luxury home on the land.

Directions: From the intersection of U.S. 79 & S.H. 110, west on 79 for 2.8 miles, to left on Stallings Road for .25 miles to property on the right.
 In Jacksonville, from the intersection of U.S. 69 & U.S. 79, east on 79, for 7.6 miles to right onto Stallings.

Topography	Rolling	Sur/Plat OF	No	PricePerAcre	\$24,950.00
Water	No bodies of water	AerialPhot	Yes	Deed Rest	To be determined
Views	Surrounding acreage	EPA Issues	None Known	HOA	No
%Open	85% (Lots of Trees)	Barn #1	----	Dues	N/A
%Wooded	15%	Barn #2	----	DuesPeriod	N/A
%Pasture	85%	Shop #1	----	WaterSup	New Summerfield
Fencing	Barbed Wire	Shop #2	----	Avg Water	0.00
Minerals	Being retained by owner	Storage #1	----	Sewer	None
Surface	Being conveyed	Storage #2	----	Elec Co	Oncor Delivery
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	0.00
Crops	None	Oth Imp #2	----	Gas Co	New Summerfield
CropsConvey?	Any on the land	Oth Imp #3	----	Avg Gas	0.0
WoodTypes	Mixed (All Beautiful)	Oth Imp #4	----	Phone Co	Frontier
GrassTypes	Mixed	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	To be negotiated	San Serv	Republic Services
Rollback?	No	Cattle Ready	A few Cows	WaterfrntFt	N/A
SoilReports	No	Horse Ready	A few horses	Easements	Utility
				Dairy Ready	No