

Land Detail



SubType

Land

Price

\$48,500.00

MLS number

25014823

Legal Abstract 42, County Block 1407, Tract 16, B. Pool Survey

Status Active

Recent Change New Listing

I.S.D. Jacksonville

Acreage 4.5

County Cherokee

Exemptions Timber

LotSqFt 196,020

LandDim 279' x 647' x 398' x 650'

Tax/SCE \$643.57 (AD/2024)

City Rusk/J'ville Suburb

Zip 75785

State TX

Zone None

X Street F.M. 347

StndtFtr Beautifully wooded suburban parcel, with utilities.

200 Block C.R. 1605

RoadTyp C.R. Subdiv None

Avl/Pos @ Closing

NarrtveDscrptn

BEAUTIFULLY WOODED SUBURBAN TRACT. All of the nearby homes on this road are of high quality. Dialville Water and Cherokee County Electric Co-Op provide utilities. The tract is about nine miles south of Jacksonville and five miles north of Rusk. C.R. 1605 can be accessed off of F.M. 347 or U.S. 69. The tract is sloped from the road to the back. Put your home to the back of the property and it will be nicely secluded.

Directions: From Jacksonville, take F.M. 347 to C.R. 1605 and go about .3 miles to the parcel, on the right;
or take U.S. 69 to C.R. 1605 and go about 2.5 miles, to the parcel, on the left.

Topography	Sloped	Sur/Plat OF	Availableq	PricePerAcre	\$10,777.77
Water	None	AerialPhot	Yes	Deed Rest	No
Views	Neighborhood	EPA Issues	None Known	HOA	No
%Open	0	Barn #1	----	Dues	N/A
%Wooded	100	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	Dialville WSC
Fencing	None	Shop #2	----	Avg Water	N/A
Minerals	All Owned	Storage #1	----	Sewer	None (septic required)
Surface	All Owned	Storage #2	----	Elec Co	CCEC
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	N/A
Crops	Timber	Oth Imp #2	----	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	N/A
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	Frontier
GrassTypes	Mixed	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	Yes	San Serv	Live Oak
Rollback?	No	Cattle Ready	No	WaterfrntFt	0
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No