

# Land Detail



SubType	< 10 Acres	Price	\$99,000.00	MLS number	10135009
Legal	Abstract 50, County Block 2212, Tract 2A, T. Timmons Survey				
Status	Active	Recent Change	New Listing		
		I.S.D.	Bullard		
LotSqFt	163,742	Acreage	3.759		
LandDim	263' x 887' x 198' x 723'	County	Cherokee		
Tax/SCE	\$1,033.91	Exemptions	None		
City	Bullard				
Zip	75757	State	TX	Zone	Deed Restrictions
X Street	C.R. 3515				
StndtFtr	Nicely rolling wooded tract of land with a little view of the lake				

	C.R.	3504	
RoadTyp	C.R.	Subdiv	None
Avl/Pos	@ Closing		

**NarrtiveDscrptn**

**REDUCED \$34,000!!!** Very nicely wooded rolling tract of land with a bit of a view of Lake Palestine. It adjoins a subdivision of appealing homes. When the land sells it will have some deed restrictions, such as no manufactured homes and no commercial activity. There is a driveable trail on the land.

**Directions:** From the intersection of F.M. 346 & C.R. 3504 drive .4 miles to land on the right.

Topography	Rolling	Sur/Plat OF	Yes	PricePerAcre	\$35,382.00
Water	No	AerialPhot	Yes	Deed Rest	A few
Views	Woods and lake	EPA Issues	None known	HOA	No
%Open	10	Barn #1	----	Dues	N/A
%Wooded	90	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	Southern Utilities
Fencing	No	Shop #2	----	Avg Water	0
Minerals	All Owned	Storage #1	----	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	Oncor
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	0
Crops	None	Oth Imp #2	----	Gas Co	None
CropsConvey?	N/A	Oth Imp #3	----	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	CenturyLink
GrassTypes	Native	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	No	San Serv	Private Rural
Rollback?	No	Cattle Ready	No	WaterfrntFt	0
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	N/A