

Land Detail



<i>SubType</i>	<i>Price</i>	<i>MLS number</i>
Recreation	220,075	5987

<i>Legal</i>	See Narrative		
<i>Status</i>	Active	<i>Recent Change</i>	Price Change
		<i>I.S.D.</i>	J'ville
<i>LotSqFt</i>	4,706,083	<i>Acreage</i>	88.03
<i>LandDim</i>	Irregular	<i>County</i>	Cherokee
<i>Tax/SCE</i>	\$280.12 ('14), AD	<i>Exemptions</i>	A--farm
<i>City</i>	Cuney		
<i>Zip</i>	75766	<i>State</i>	TX
		<i>Zone</i>	None
<i>X Street</i>	F.M. 855 & C.R. 341		
<i>StndtFtr</i>	Pasture, woods, pond, creeks.		

	U.	175	
<i>RoadTyp</i>	US	<i>Subdiv</i>	No
<i>Avl/Pos</i>	@ closing		

NarrtiveDscrptn

Here is an agricultural tract w/ a little bit of everything. Nice hay meadow, lots of scattered woods, creek and small pond. You can hunt and grow hay on this place. Close to Jacksonville, Frankston and Lake Palestine. There is plenty of room for a secluded homesite. **LEGAL:** Abstract 41, County Block 2202, Tracts 9, 10 & 12, B.C. Lewis Survey. CCAD Act. #s: 104149000, 104146000 & 104140000.

Directions: From U.S. 69 & U.S. 175 in Jacksonville, NW on 175 for nine miles to property on right. Signs on U.S. 175 ,C.R. 3410 and F.M. 855.

Topography	Rolling	Sur/Plat OF	No	PricePerAcre	2,500
Water	Creek(s), Pond(s)	AerialPhot	Yes	Deed Rest	No
Views	Distant	EPA Issues	None Known	HOA	No
%Open	25	Barn #1	----	Dues	No
%Wooded	75	Barn #2	----	DuesPeriod	N/A
%Pasture	20	Shop #1	----	WaterSup	West Jacksonville
Fencing	Barbed	Shop #2	----	Avg Water	0
Minerals	Being Retained	Storage #1	----	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	Co-op
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	0
Crops	Hay	Oth Imp #2	----	Gas Co	Atmos
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	CenturyLink
GrassTypes	Bahía, etc.	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	Yes	San Serv	Private Rural
Rollback?	No	Cattle Ready	No	WaterfrntFt	0.0
SoilReports	No	Horse Ready	No	Easements	Power & Gas
				Dairy Ready	No