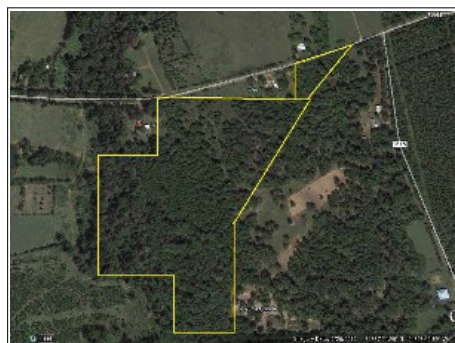


Land Detail



SubType

Tmbr-W/Tr

Price

70,000

MLS number

5921

Legal See description in narrative

Status Active

Recent Change

New Listing

I.S.D.

Alto

LotSqFt 1,266,550

Acreage

29.07

LandDim Irregular

County

Cherokee

Tax/SCE \$51.01 ('13), AD

Exemptions

A--timber

City Alto

Zip 75925

State TX

Zone None

X Street C.R. 2615

StndtFtr Lots of harvestable timber. Creek

C. 2604

RoadTyp CR

Subdiv

No

Avl/Pos @closing

NarrtveDscrptn

Fairly level tract of land w/ lots of harvestable pine. A creek crosses the eastern part of the property feeding a pond on adjacent land. There are open spots scattered about the land. This is remote and secluded property that is suitable for hunting also. **LEGAL:** Abstract 15, County Block 262, Tract 5A, J Durst Survey; Abstract 15, County Block 264, Tract 1B, being, in the aggregate, 29.076 acres, more or less, and as described in V. 1619, P. 174 and V. 1812, P. 613, respectively, of the DRCCT. CCAD Act. #s 73004 & 73003.

Directions:

In Alto, 1.75 miles east on S.H. 21 to right onto C.R. 2604 for 3.5 miles to property on right (south side of road). Look for sign.

Topography	Gentle Slope	Sur/Plat OF	Yes	PricePerAcre	\$2,408
Water	Creek(s)	AerialPhot	Yes	Deed Rest	No
Views	Woods	EPA Issues	None Known	HOA	No
%Open	5	Barn #1	----	Dues	No
%Wooded	95	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	Alto Rural Water
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	Pine Timber	Oth Imp #2	----	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	0
WoodTypes	Pine	Oth Imp #4	----	Phone Co	Consolidated
GrassTypes	Native	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	Utility
				Dairy Ready	No