

Land Detail



<i>SubType</i>	<i>Price</i>	<i>MLS number</i>
Recreation	70,000	5270

<i>Legal</i>	Abstract 550, County Block 2072, Tract 19, William McClain Surve		
<i>Status</i>	Active	<i>Recent Change</i>	New Listing
		<i>I.S.D.</i>	J'ville
<i>LotSqFt</i>	984,412	<i>Acreage</i>	22.59
<i>LandDim</i>	Irregular	<i>County</i>	Cherokee
<i>Tax/SCE</i>	\$1,008.34 ('11), Bro	<i>Exemptions</i>	A--timber
<i>City</i>	Ironton		
<i>Zip</i>	75766	<i>State</i>	TX
		<i>Zone</i>	None
<i>X Street</i>	C.R. 3210		
<i>StndtFtr</i>	Great views, pine timber		

2115	C.	3212
<i>RoadTyp</i>	CR	<i>Subdiv</i> No
<i>Avl/Pos</i>	@ closing	

NarrtiveDscrptn

There are fabulous, panoramic views off this property, which has pine forest and cleared rolling land. It is about 8.5 miles from Jacksonville; Palestine is about 17 miles southwest. There are a septic system and deep well on the property. Some of the land has been cleared. There was a home on the property that burned to the ground in June of 2011.

Directions:

U.S. 79 for about 6 miles to Ironton cutoff (C.R. 3210). 3210 to right onto tracks to left onto C.R. 3212 for 1.5 miles. Land on left w/ a sign.

Topography	Rolling	Sur/Plat OF	No	PricePerAcre	3,099
Water	None	AerialPhot	Yes	Deed Rest	No
Views	Distant, Hills	EPA Issues	None Known	HOA	No
%Open	20	Barn #1	----	Dues	No
%Wooded	80	Barn #2	----	DuesPeriod	N/A
%Pasture	0	Shop #1	----	WaterSup	Well
Fencing	Perimeter, Barbed	Shop #2	----	Avg Water	0
Minerals	Being retained	Storage #1	----	Sewer	Septic
Surface	All Owned	Storage #2	----	Elec Co	Co-op
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	Pine	Oth Imp #4	----	Phone Co	Verizon
GrassTypes	None	Oth Imp #5	----	Cable Co	No
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