

# Land Detail



SubType

Farm

Price

467,200

MLS number

4528

Legal

Abstract 498, County Block 2066, Tract 2; Abstract 733, County Blo

Status

Active

Recent Change

New Listing

I.S.D.

J'ville

LotSqFt

6,359,760

Acreage

146.0

LandDim

Rectangular

County

Cherokee

Tax/SCE

\$229.29 ('08), AD

Exemptions

A--farm

City

Ironton

Zip

75766

State

TX

Zone

None

X Street

C.R. 3212

StndtFtr

Excellent pasture.

|         |           |           |
|---------|-----------|-----------|
|         | C.        | 3215      |
| RoadTyp | CR        | Subdiv No |
| Avl/Pos | @ closing |           |

NarrtveDscrptn

**THE FAMOUS NECHES BLONDE RANCH.** Owner is beginning to slowly divest the assets of this magnificent cattle ranch. This parcel has fabulous views, a great small lake, creeks and beautiful rolling hills. Fenced and cross-fenced. Adjacent parcels will be available over time. The purchaser of this tract can obtain a first right of refusal on the remaining acreage, which is an additional approximately 575 acres. This land is just minutes from Jacksonville. There's not much like this land remaining. Setting is very rural. Property located in D.L. Kokernot & D. Reynolds Surveys.

Directions:

From U.S. 69/79 intersection 5.8 mi. SW on 79 to right onto C.R. 3210 for .2 mi.  
to right onto C.R. 3214 to immediate left onto C.R. 3212 for .9 mi. to 3215.

|              |                           |              |            |              |               |
|--------------|---------------------------|--------------|------------|--------------|---------------|
| Topography   | Rolling                   | Sur/Plat OF  | In Office  | PricePerAcre | 3,200         |
| Water        | Creek(s), Pond(s), Spring | AerialPhot   | Yes        | Deed Rest    | No            |
| Views        | Distant, Hills, Water     | EPA Issues   | None Known | HOA          | No            |
| %Open        | 98                        | Barn #1      | ----       | Dues         | No            |
| %Wooded      | 2                         | Barn #2      | ----       | DuesPeriod   | N/A           |
| %Pasture     | 98                        | Shop #1      | ----       | WaterSup     | None          |
| Fencing      | Perimeter, Cross, Barbed  | Shop #2      | ----       | Avg Water    | 0             |
| Minerals     | All Owned                 | 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   | Small Lake | Gas Co       | None          |
| CropsConvey? | Yes                       | Oth Imp #3   | ----       | Avg Gas      | 0             |
| WoodTypes    | None                      | Oth Imp #4   | ----       | Phone Co     | Verizon       |
| GrassTypes   | Improved Bermuda          | Oth Imp #5   | ----       | Cable Co     | None          |
| DirtFill     | No                        | MH Permitted | Yes        | San Serv     | Private Rural |
| Rollback?    | No                        | Cattle Ready | Yes!       | WaterfrntFt  | 0.0           |
| SoilReports  | No                        | Horse Ready  | Yes!       | Easements    | None Known    |
|              |                           |              |            | Dairy Ready  | Yes           |