

Land Detail



	C.R.	3910
RoadTyp	CR	Subdiv N/A
Av/Pos	@ Closing	

SubType	Tmbr-W/Tr	Price	\$149,000	MLS number	#####
Legal	Abstract 44, County Block1791, Tract 1, Tomás Quevado Survey				
Status	Active	Recent Change	New Listing		
		I.S.D.	J'ville		
LotSqFt	2,178,000	Acreage	50.0		
LandDim	1,131' x 1,926'	County	Cherokee		
Tax/SCE	\$235.87 ('19), AD	Exemptions	A-timber		
City	Jacksonville	State	TX	Zone	None
Zip	75766				
X Street	C.R. 3908				
StrndFtr	Completely wooded timberland.				

NarrtiveDscrptn

50 totally wooded acres, less than six miles from Jacksonville. 30 Acres were planted in pine, in 2004. There is a great hilltop site, in the northwest corner of the land. With strategic clearing you would have a Love's Lookout view. Electrical service is available to the property. There is a small wet weather creek on the land. Lots of potential. This is also a great recreational/hunting tract.

REDUCED \$26,000!!!

Directions: From the intersection of U.S. 69 & C.R. 3908, E. on 3908 for .6 miles to left onto C.R. 3910 for .75 miles to property on the left. There is a sign on a tree.

Topography	Sloped, Steep	Sur/Plat OF	No	PricePerAcre	\$2,980.00
Water	Creek(s)	AerialPhot	Yes	Deed Rest	No
Views	Distant, Near	EPA Issues	None Known	HOA	No
%Open	0	Barn #1	---	Dues	No
%Wooded	100	Barn #2	---	DuesPeriod	N/A
%Pasture	0	Shop #1	---	WaterSup	None
Fencing	None	Shop #2	---	Avg Water	0
Minerals	All Owned	Storage #1	---	Sewer	None
Surface	All Owned	Storage #2	---	Elec Co	Co-op
RoadSurface	Iron Ore	Oth Imp #1	---	Avg Elec	0
Crops	Timber	Oth Imp #2	---	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	---	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	---	Phone Co	Frontier
GrassTypes	Native, on hte easement	Oth Imp #5	---	Cable Co	None
DirtFill	N/A	MH Permitted	Yes	San Serv	Private Rural
Rollback?	N/A	Cattle Ready	No	WaterfntFt	0.0
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No