



Land Detail

<i>SubType</i>		<i>Price</i>	<i>MLS number</i>
Acreage		\$130,539.00	10129183
<i>Legal</i>	Abstract 268, County Block3269B, Tracts 13, 14 & 29, J. Ford Survey		
<i>Status</i>	Active	<i>Recent Change</i>	New Listing
		<i>I.S.D.</i>	Jacksonville
<i>LotSqFt</i>	1,263,327	<i>Acreage</i>	29.002
<i>LandDim</i>	Irregular	<i>County</i>	Cherokee
<i>Tax/SCE</i>	\$58.43 ('20/AD)	<i>Exemptions</i>	Farm
<i>City</i>	Jacksonville		
<i>Zip</i>	75766	<i>State</i>	TX
		<i>Zone</i>	Agricultural
<i>X Street</i>	Lake Shore Drive		
<i>StndtFtr</i>	Awesome pastureland with a view of Lake Jacksonville		
1200 Block	S.	Pineda (C.R. 3120)	
<i>RoadTyp</i>	City	<i>Subdiv</i>	N/A
<i>Avl/Pos</i>	@ Closing		

NarrativeDescription

This is an absolutely fabulous tract of mostly pasture land with a great stand of Bermuda grass. There are scattered trees on the property. The south side of the property has views of Lake Jacksonville and some very fine homes. With some strategic clearing one can build a home with views of the lake. The land has a very gentle roll to it.

Directions: From the Intersection of U.S. 79 & S. Pineda (C.R. 3120), S. on Pineda for one mile. Sign on the left.

Also continue an additional .5 miles to part of land facing Lake Shore Drive (C.R. 3122).

Topography	Gentle Roll	Sur/Plat OF	No	PricePerAcre	\$4,500.00
Water	None	AerialPhot	Yes	Deed Rest	No
Views	Lake Jacksonville	EPA Issues	None Known	HOA	No
%Open	90	Barn #1	----	Dues	0
%Wooded	10	Barn #2	-----	DuesPeriod	N/A
%Pasture	90	Shop #1	-----	WaterSup	Jacksonville
Fencing	Virtually None	Shop #2	-----	Avg Water	0
Minerals	Being Retained	Storage #1	-----	Sewer	Municipal
Surface	All Owned	Storage #2	-----	Elec Co	Oncoe Delivery
RoadSurface	Asphalt	Oth Imp #1	-----	Avg Elec	0
Crops	Bermuda Grass	Oth Imp #2	-----	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	-----	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	-----	Phone Co	Frontier/SuddenLink
GrassTypes	Bermuda	Oth Imp #5	-----	Cable Co	Frontier/SuddenLink
DirtFill	No	MH Permitted	No	San Serv	Republic Services
Rollback?	No	Cattle Ready	No	WaterfntFt	0 (lake view)
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No