

Land Detail



SubType: Acreage Price: \$290,400.00 MLS number: 25002467

Legal: Abstract 110, County Block 1845, Tract 7, J. Burrell Survey
 Status: Active Recent Change: Ne Listing
 I.S.D.: Jacksonville
 LotSqFt: 3,162,456 Acreage: 72.6
 LandDim: Approx. 1,642 x 2,176 County: Cherokee
 Tax/SCE: \$672.44 (AD/24) Exemptions: Wildlife

360 C.R. 3437
 RoadTyp: County Subdiv: N/A
 Avl/Pos: @ Closing

City: Country Zip: 75766 State: TX Zone: N/A
 X Street: C.R. 3408
 StndtFtr: 17% open pasture & 83% marketable timber

NarrtveDscrptn

Six miles NW of Jacksonville, in beautiful rural country. This tract is at the end of C.R. 3437. The open area is basically pasture-type land. The woods are rolling and steep and have harvestable timber. There are homes, on approximately two acres that the land surrounds and that are being retained. Seller will pay for a survey to separate the homes and create and provide an easement to them. This is a very quiet community with few homes in the area. The land dimension is the average of the north/south & east/west boundaries. A great place to put a country homes. Water & electricity are available.

Directions: From the intersection of U.S. 69 (N. Jackson) & U.S. 175 (Frankston Highway), go approximately 5 miles and turn right onto C.R. 3406, then right onto C.R. 3433, and then left onto C.R 3437 to the property sign.

Topography	Level & Steep	Sur/Plat OF	Plat Image	PricePerAcre	\$4,000.00
Water	Pond	AerialPhot	Yes	Deed Rest	No
Views	Distant	EPA Issues	None Known	HOA	No
%Open	17% approx	Barn #1	----	Dues	None
%Wooded	83% approx.	Barn #2	----	DuesPeriod	N/A
%Pasture	Approx 10 acres	Shop #1	----	WaterSup	West Jacksonville
Fencing	Some Fencing	Shop #2	----	Avg Water	N/A
Minerals	Being Retained	Storage #1	----	Sewer	None
Surface	Being Conveyed	Storage #2	----	Elec Co	Cherokee County EC
RoadSurface	Asphalt	Oth Imp #1	----	Avg Elec	N/A
Crops	Timber, Hay	Oth Imp #2	----	Gas Co	None
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	N/A
WoodTypes	Pine & Hardwood	Oth Imp #4	----	Phone Co	Frontier
GrassTypes	Mixed	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	Yes	San Serv	Republic
Rollback?	No	Cattle Ready	No	WaterfrntFt	----
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No