

Land Detail

SubType

Price

MLS number

Recreation

125,000

5924



Legal Abstract 723, County Block 553, Tract 1, J.H. Russell Survey

Status Active

Recent Change New Listing

I.S.D.

Rusk

LotSqFt 2,551,222

Acreage 58.56

LandDim 1053' x 2,333'

County Cherokee

Tax/SCE \$177.56 ('13), AD

Exemptions A--timber

City New Summerfield

Zip 75766

State TX

Zone None

X Street F.M. 2274

StndtFtr Secluded, cabin, nice views, all woods

	C.	4501	
RoadTyp	City	Subdiv	No
Avl/Pos	@ closing		

NarrtveDscrptn

If you want to hunt and get away from it all, this is the place. Located at the end of a 1,500' easement, this virtually all wooded tract comes w/ a cabin that is wired for energy. The elevation on the land varies by approximately 100'. The clay and iron ore soil are great for holding moisture. The AD says 58.568 acres. We have a survey plat that says 57.412.

Directions: From F.M. 235 and S.H. 110 in New Summerfield, 3 miles to south on C.R. 4501 for two miles to gate on right. Go up 1,500' easement and right onto the land.

Topography	Hilly	Sur/Plat OF	Yes	PricePerAcre	2,000
Water	None	AerialPhot	Yes	Deed Rest	No
Views	Distant, Hills, Valley	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	Barbed	Shop #2	----	Avg Water	0
Minerals	Being Retained	Storage #1	----	Sewer	None
Surface	All Owned	Storage #2	----	Elec Co	Co-op
RoadSurface	Asphalt	Oth Imp #1	Cabin	Avg Elec	0
Crops	N/A	Oth Imp #2	Deer Stand	Gas Co	None
CropsConvey?	N/A	Oth Imp #3	----	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	Eastex Tel. Co-Op
GrassTypes	Native	Oth Imp #5	----	Cable Co	None
DirtFill	No	MH Permitted	Yes	San Serv	Private Rural
Rollback?	No	Cattle Ready	N/A	WaterfrntFt	0.0
SoilReports	No	Horse Ready	N/A	Easements	Road
				Dairy Ready	N/A