

# Land Detail

SubType

Price

MLS number

Farm

378,350

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Legal Abstract , County Block, 364, Tracts , 9, 10, 12A & 12B, I. Kendrick

Status Active

Recent Change New Listing

I.S.D. Troup

LotSqFt 4,395,204

Acreage 100.9

LandDim Irregular

County Cherokee

Tax/SCE \$124.01 ('15), AD

Exemptions A--farm

City Troup

Zip 75789

State TX

Zone None

X Street C.R. 4605

StndtFtr Awesome rolling pasture w/ three ponds.

	F.M	856	
RoadTyp	FM	Subdiv	No
Avl/Pos	Negotiable		

NarrtveDscrptn

An awesome, rolling 100.9 acre tract of pastureland and some woods. Three healthy ponds. Electricity, gas and water utilities are all available for the land. This is a very pretty tract with appealing views. There is also a healthy creek the crosses the land from north to south. The soil is dark and nutritious. There is an old, decrepit dwelling on the property that something could be done with. Land is leased but can be vacated fairly quickly.

Directions: From the intersection of U.S. 79 and S.H. 110 in New Summerfield, E. for two mi. to north onto F.M. 856 for 3 miles to entrance on the left. Look for sign.

Topography	Rolling	Sur/Plat OF	No	PricePerAcre	3,750
Water	Creek(s), Pond(s)	AerialPhot	Yes	Deed Rest	No
Views	Distant	EPA Issues	None Known	HOA	No
%Open	75	Barn #1	----	Dues	No
%Wooded	25	Barn #2	----	DuesPeriod	N/A
%Pasture	75	Shop #1	----	WaterSup	Troup
Fencing	Perimeter, Cross, 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	Ponds	Avg Elec	0
Crops	Hay	Oth Imp #2	----	Gas Co	New Summerfield
CropsConvey?	Yes	Oth Imp #3	----	Avg Gas	0
WoodTypes	Mixed	Oth Imp #4	----	Phone Co	Frontier
GrassTypes	Native and Mixed	Oth Imp #5	----	Cable Co	None
DirtFill	N/A	MH Permitted	Yes	San Serv	Private Rural
Rollback?	No	Cattle Ready	Yes	WaterfrntFt	0.0
SoilReports	No	Horse Ready	Yes	Easements	Utility
				Dairy Ready	Yes