

42.33 acre Improved Pasture Land
274 County Road 4114
Jacksonville, TX 75766

\$320,000
42.330 +/- acres
Cherokee County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

**42.33 acre Improved Pasture Land
Jacksonville, TX / Cherokee County**

SUMMARY

Address

274 County Road 4114

City, State Zip

Jacksonville, TX 75766

County

Cherokee County

Type

Farms, Ranches, Residential Property

Latitude / Longitude

32.0197 / -95.2135

Dwelling Square Feet

1200

Acreage

42.330

Price

\$320,000

Property Website

<https://moreoftexas.com/detail/42-33-acre-improved-pasture-land-cherokee-texas/11917/>



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PROPERTY DESCRIPTION

GENERAL DESCRIPTION: Picturesque views and improved pasture land makes this the ideal home site and small cattle operation property. New 1200sf. pole barn with slab has been set up for a shower, toilet and sink if you choose to convert to a barndominium. New fence and private access gate along the west side of property. Remaining fence is older but covers the entire property. Several locations to build a home, pond or small lake if you choose to.

LOCATION:

CLIMATE: Typical East Texas climate with an average annual rainfall of 46"

UTILITIES: On the property: Whitetail deer and hog

MINERALS: NA

VEGETATION: 90% Improved pasture

TERRAIN: Gently rolling

IMPROVEMENTS: 1200 pole barn

CURRENT USE: Hay production/recreational

POTENTIAL USE: Home site and AG use

FENCING: Perimeter fence with two access gates

ACCESS: Paved FM road frontage

EASEMENTS: Power line

Leases: NONE

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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Raymond Grubbs

Mobile

(903) 262-5633

Office

(877) 777-2062

Email

rgrubbs@mossyoakproperties.com

Address

518 Tyler st

City / State / Zip

Jacksonville, TX 75766

NOTES

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Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
MoreofTexas.com



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