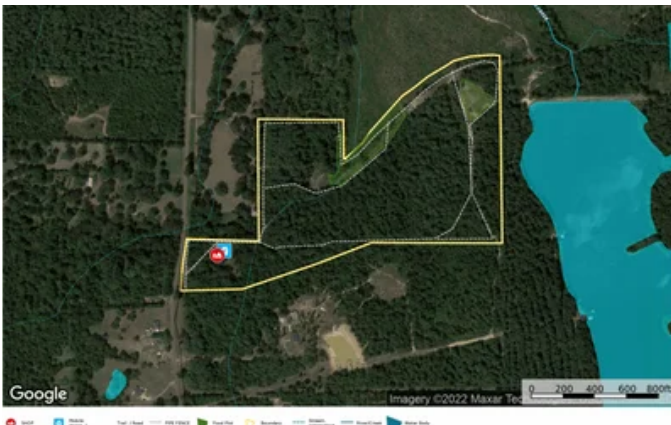


Home shop and 38 Hunting and  
recreational acres  
2748 County Road 3405  
Jacksonville, TX 75766

**\$390,000**  
38± Acres  
Cherokee County



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

## Home shop and 38 Hunting and recreational acres Jacksonville, TX / Cherokee County

### **SUMMARY**

**Address**

2748 County Road 3405

**City, State Zip**

Jacksonville, TX 75766

**County**

Cherokee County

**Type**

Recreational Land, Ranches, Hunting Land

**Latitude / Longitude**

32.0274309 / -95.3215491

**Taxes (Annually)**

1800

**Dwelling Square Feet**

1356

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

38

**Price**

\$390,000

**Property Website**

<https://moreoftexas.com/detail/home-shop-and-38-hunting-and-recreational-acres-cherokee-texas/28557/>



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**



**Home shop and 38 Hunting and recreational acres  
Jacksonville, TX / Cherokee County**

---

**PROPERTY DESCRIPTION**

**Description:** 3BR 2B Mobile home on approximately 38 beautiful acres. Open floor plan with split master with private on-suite that includes a garden tub and separate walk-in shower. Kitchen has plenty of cabinet space and all appliances will remain including washer and Dryer. Large wood deck looks out over the large back yard where there is plenty of room and space to watch nature and enjoy the peace and quiet of the country. Property includes a 16X32 workshop with built-in work bench and a 2 car covered carport that could be easily enclosed. Ranch roads through the 37 acres make it easy to navigate and enjoy the entire property. Wildlife on the property include Whitetail deer, Hogs, dove, and various small game. There are two established hunting areas with feeders, stands and food plots. Please call to make an appointment to view this property.

**School:** Jacksonville ISD

**Water:** West Jacksonville Coop

**Wildlife:** Whitetail Deer, Hogs, Dove, Coyotes, and several small game species

**Terrain:** Rolling

**Location:** Located approximately 4 miles NW of Jacksonville, Texas

**Utilities:** Cherokee Electric COOP

**Taxes:** D1 - QUALIFIED AG/TIM LAND. 2021 taxes were: 1,800.00

**DIRECTIONS:**

From Tyler take HWY 69 south to FM 855. Turn Right approximately four miles to CR 3405. Turn Left 2 miles. Property will be on the left.

From Jacksonville travel north to Hwy 175. Head west approximately four miles to CR 63405, turn right and travel approximately 2.5 miles. Property will be on the right.

The information contained herein is deemed reliable but is not warranted or guaranteed by the Broker or Seller. The Broker (G2 Outdoors ,LLC) does not assume liability for typographical errors, misprints, nor for misinformation that may have been given us. All property is subject to change, withdrawal, or prior sale. Buyers' agent must be identified on first contact with Broker and must



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation will be at the sole discretion of G2 Outdoors, LLC.



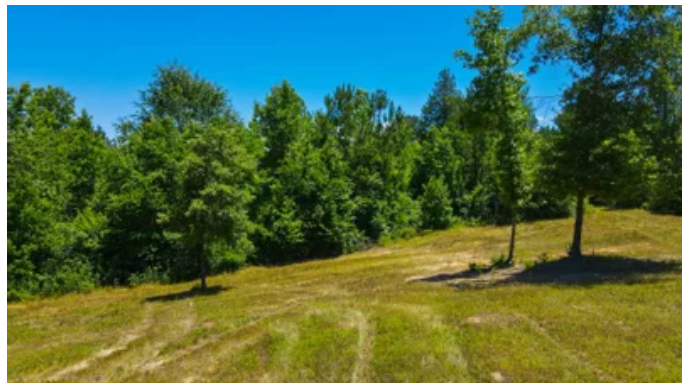
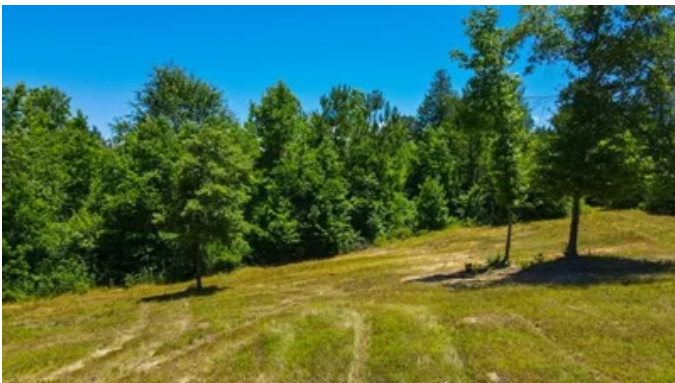
**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

**Home shop and 38 Hunting and recreational acres**  
**Jacksonville, TX / Cherokee County**

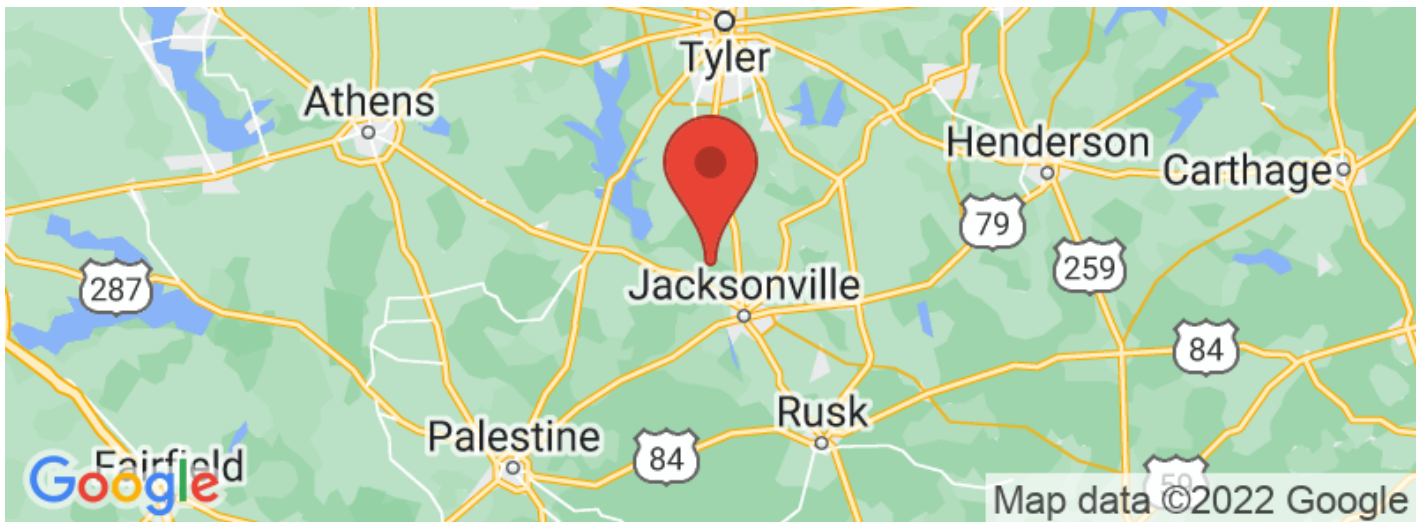
---



Home shop and 38 Hunting and recreational acres  
Jacksonville, TX / Cherokee County

---

## Locator Maps



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

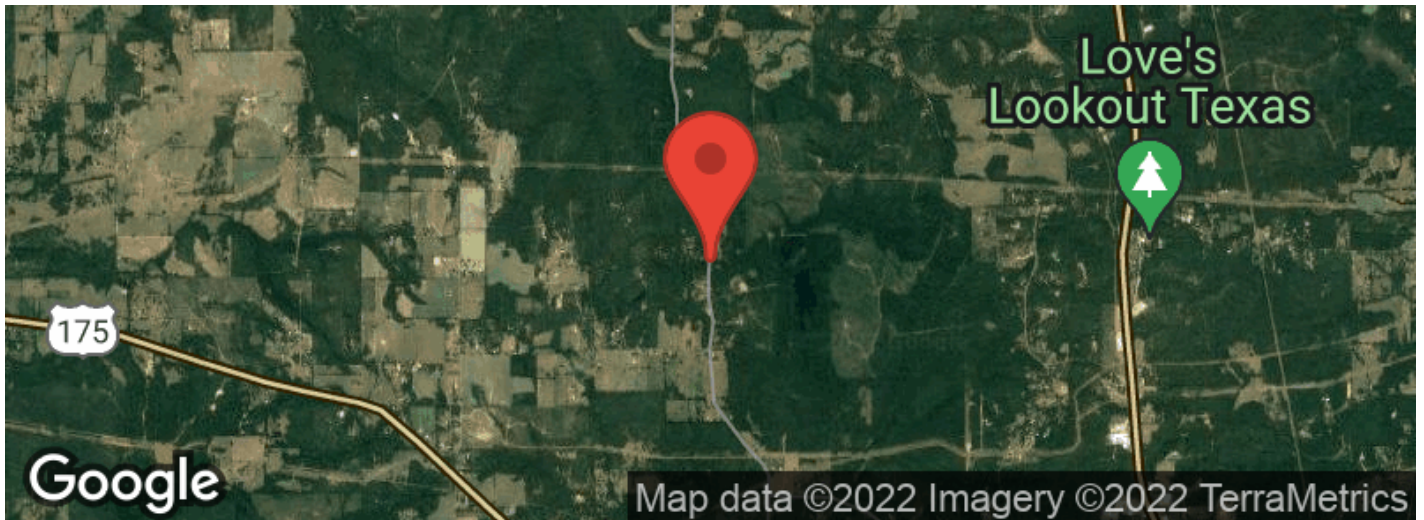
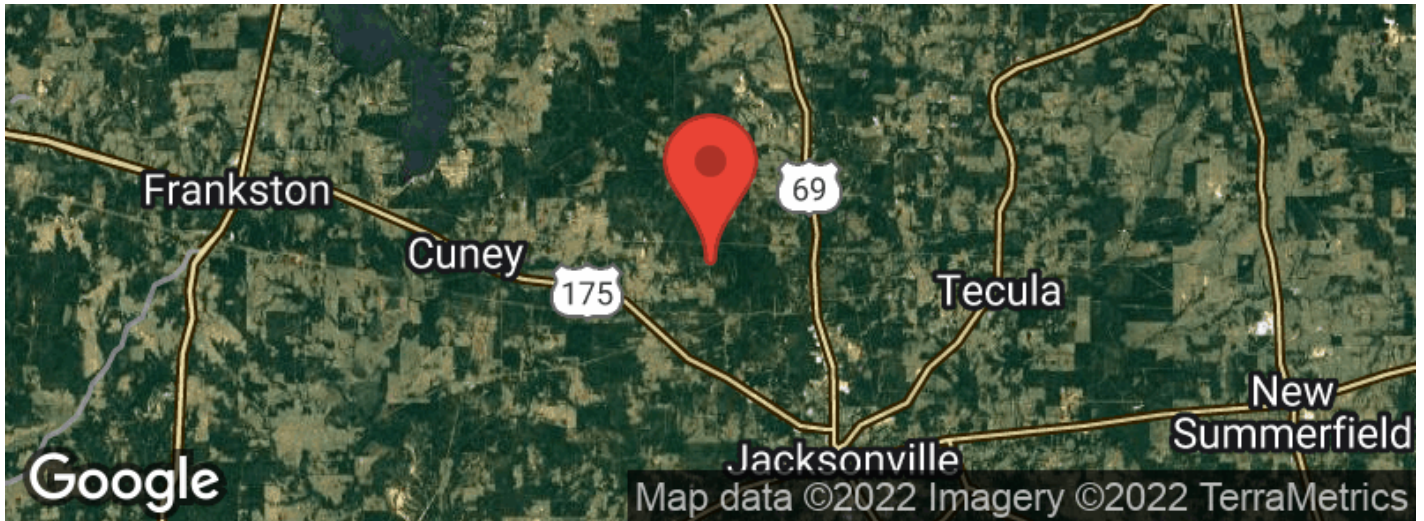
**[MoreofTexas.com](http://MoreofTexas.com)**



Home shop and 38 Hunting and recreational acres  
Jacksonville, TX / Cherokee County

---

## Aerial Maps



**Home shop and 38 Hunting and recreational acres  
Jacksonville, TX / Cherokee County**

---

**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**

---

---

---

---

---

---

---



## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

---

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

---



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**