

3 bedroom 2 bath on 1.5 acres
3437 County Road 4101
Jacksonville, TX 75766

\$105,000
1.520 +/- acres
Cherokee County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

3 bedroom 2 bath on 1.5 acres
Jacksonville, TX / Cherokee County

SUMMARY

Address

3437 County Road 4101

City, State Zip

Jacksonville, TX 75766

County

Cherokee County

Type

Residential Property

Latitude / Longitude

32.0234 / -95.2478

Dwelling Square Feet

1529

Bedrooms / Bathrooms

3 / 2

Acreage

1.520

Price

\$105,000

Property Website

<https://moreoftexas.com/detail/3-bedroom-2-bath-on-1-5-acres-cherokee-texas/12599/>



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PROPERTY DESCRIPTION

GENERAL DESCRIPTION: Great fixer upper. 3BR, 2B. 1529 sf. farm home located on 1.5 acres only minutes from downtown Jacksonville. This home needs work but has good bones and sits on a great 1.5 acre lot. Currently has window A/C and room heaters but home has older HVAC unit and duct work that need replacing or repair. Split bedroom floor plan for privacy and huge kitchen with loads of cabinet space. This is a great home for someone with DIY skills and want to make this place exactly what they want for a fraction of the cost. Property is being sold AS-IS; WHERE IS. No repairs will be offered by seller. NO FHA or VA financing.

LOCATION: 3437 County Road 4101 Jacksonville, Texas 75766

UTILITIES: Coop- water and Electric

TAXES: 2020 without exemptions \$1,769.99 with exemptions \$655.10

CURRENT USE: Residential

FENCING: yes

SHOWINGS: Notice to Buyers representatives: When buying farm & ranch land or investment property the buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Listing Broker.

This write-up may contain errors and omissions and is for information only. The above has been deemed correct but is not guaranteed and is subject to changes, corrections, and or withdraws from the market without prior notice.

2 acre property 1529 Sq. Ft. house built in 1963 3 bedrooms, 2 bathrooms resides in the Rural neighborhood Jacksonville ISD school district zoned for Residential Jacksonville, TX 75766 Cherokee County whitetail deer water rights outbuilding several outbuildings road frontage

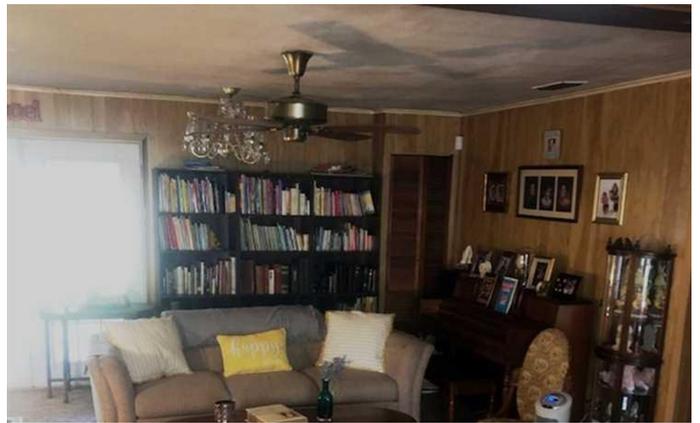


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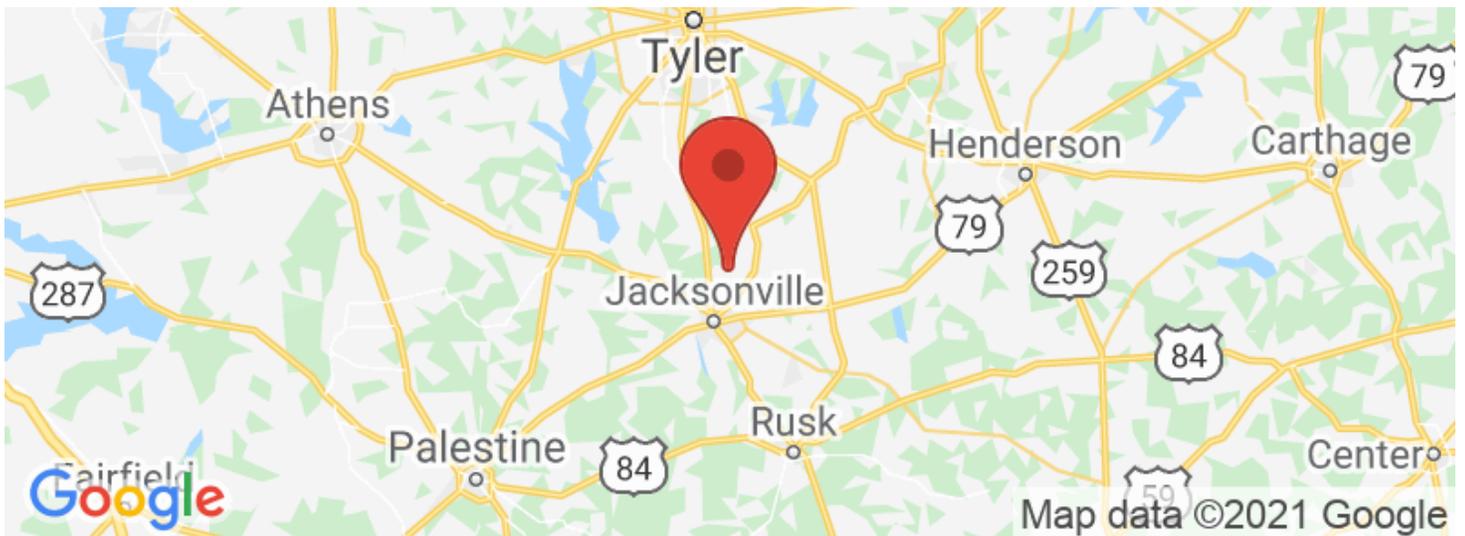
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Locator Maps



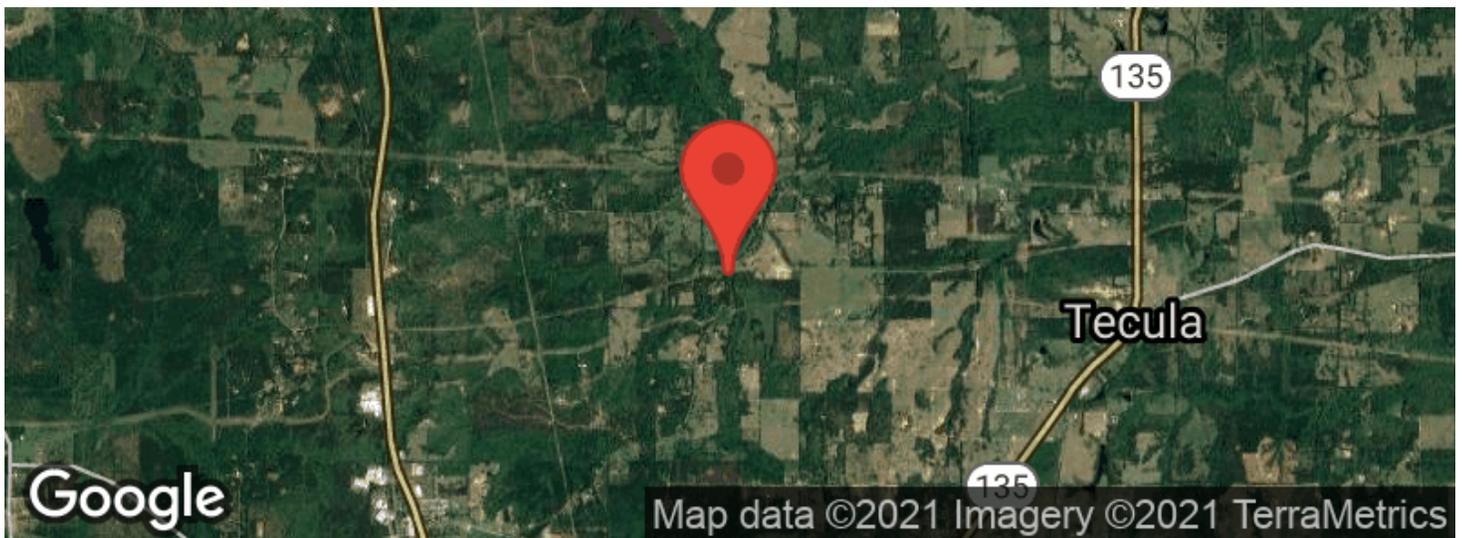
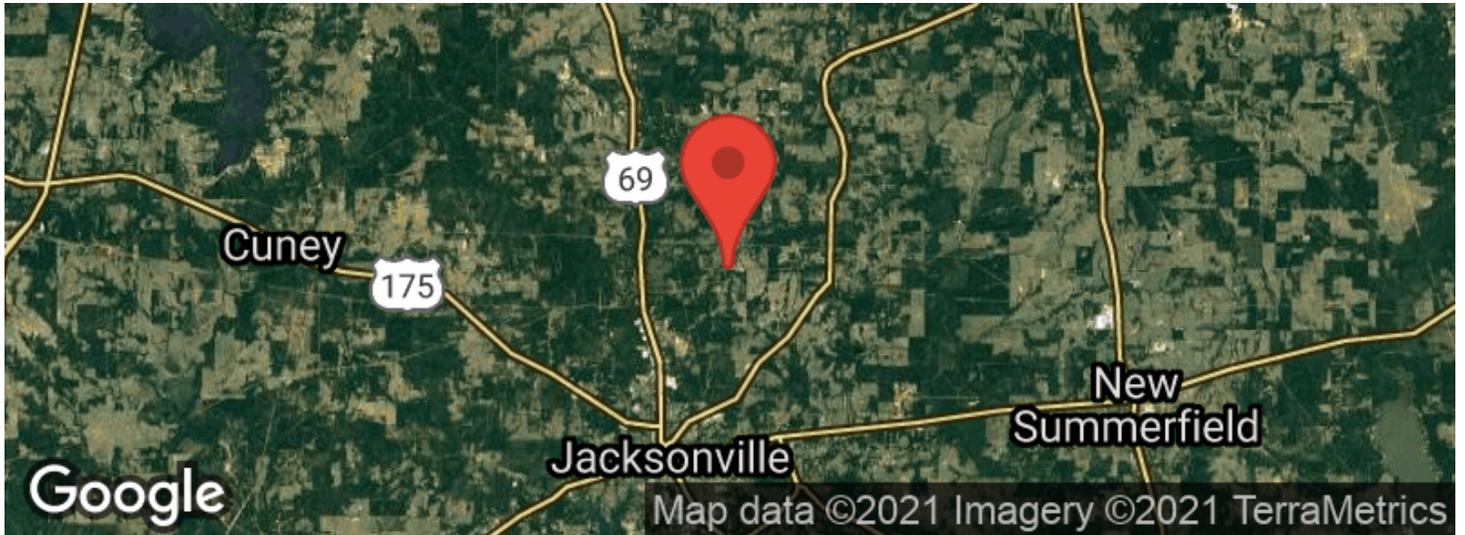
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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.



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