

Hunting Delight w/35 Acs, Home, & 100% Mineral Rights!
364 County Road 1535
Jacksonville, TX 75766

\$419,900
35.100± Acres
Cherokee County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Hunting Delight w/35 Acs, Home, & 100% Mineral Rights! Jacksonville, TX / Cherokee County

SUMMARY

Address

364 County Road 1535

City, State Zip

Jacksonville, TX 75766

County

Cherokee County

Type

Hunting Land

Latitude / Longitude

31.885395 / -95.200624

Taxes (Annually)

5400

Dwelling Square Feet

1216

Bedrooms / Bathrooms

2 / 2

Acreage

35.100

Price

\$419,900

Property Website

<https://moreoftexas.com/detail/hunting-delight-w-35-acs-home-100-mineral-rights-cherokee-texas/48949/>



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PROPERTY DESCRIPTION

Fabulous opportunity for a hunting property with updated metal quonset hut 2BR/2BTH home on 35.1 acres in Jacksonville with mineral rights! Quonset hut is 2400SF with 1216SF heated and cooled and remainder as shop and garage with 2nd story storage area. YES, you can get financing and insurance! Property is currently under conventional loan with Rocket Mortgage and insured with State Farm. 100% MINERALS CONVEY! Gorgeous interior with lofted ceiling, electric fireplace, covered front porch, quartz countertops and pull-out drawers with soft close features in kitchen. Refrigerator, washer and dryer convey! Viking double oven , 6 burners and griddle with gas! Fabulous master bath with walk-in shower and quartz countertops as well as guest bath with soaking tub and quartz countertops. Tractor shed, chicken coop, and goat pen. She-shed or craft room. Creek with newer bridge and ATV trails throughout the property. Lots of deer! Farm equipment including tractor and implements, riding mower, and ATV can be purchased as well as hunting blind and ladder. Deer feeders convey. Don't miss out on this once-in-a-lifetime opportunity before it is gone! Call today!



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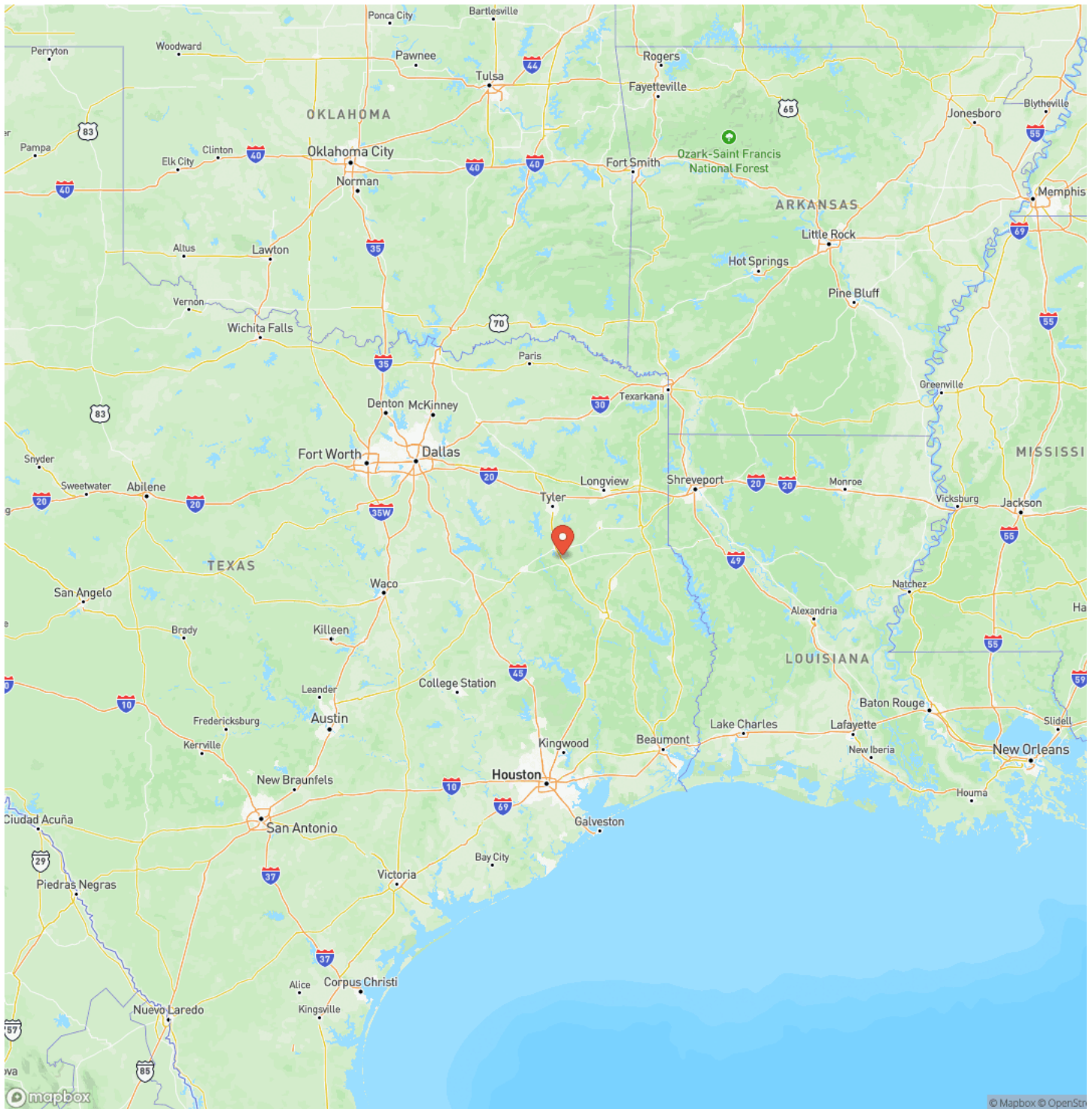
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Locator Map



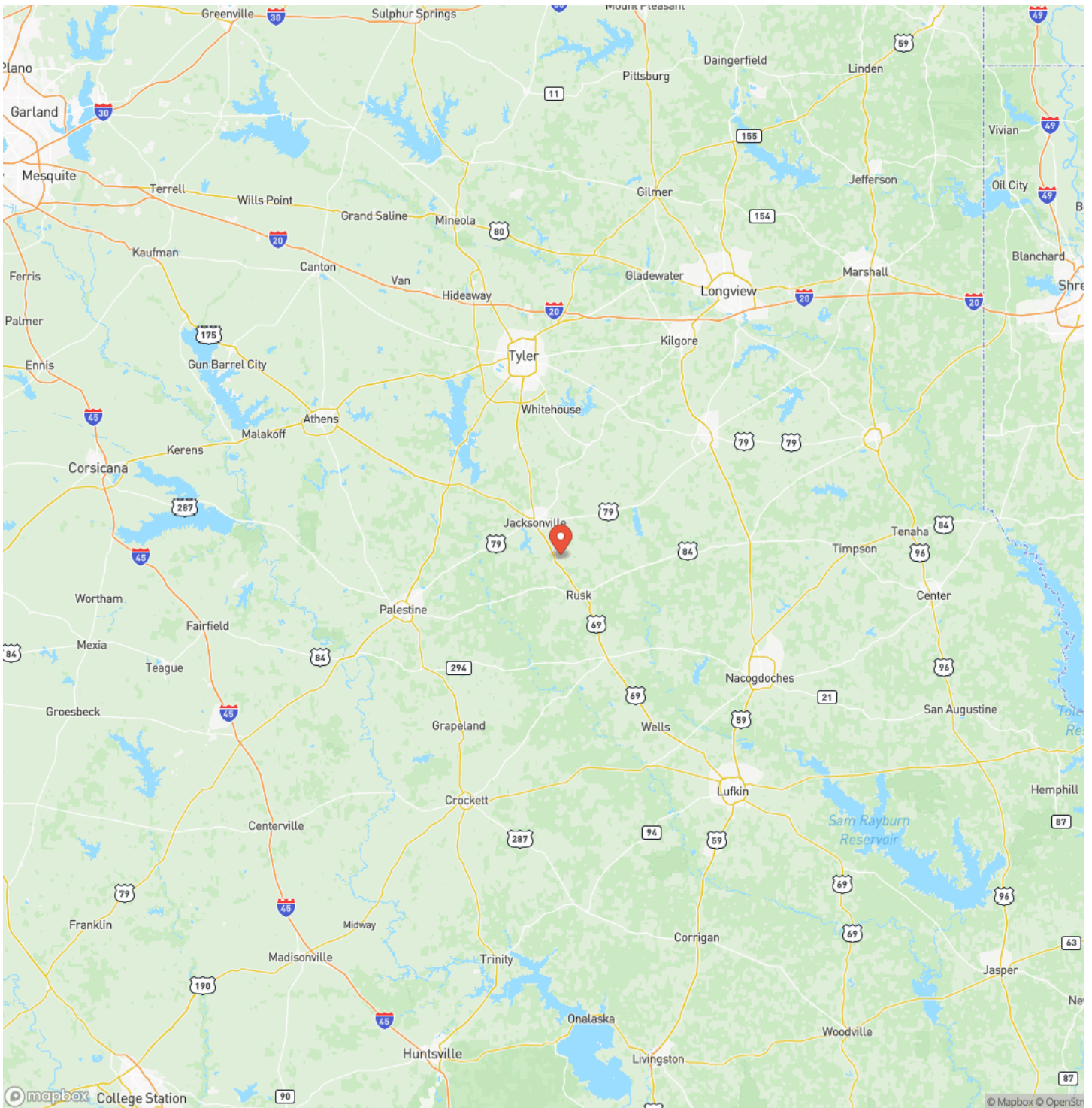
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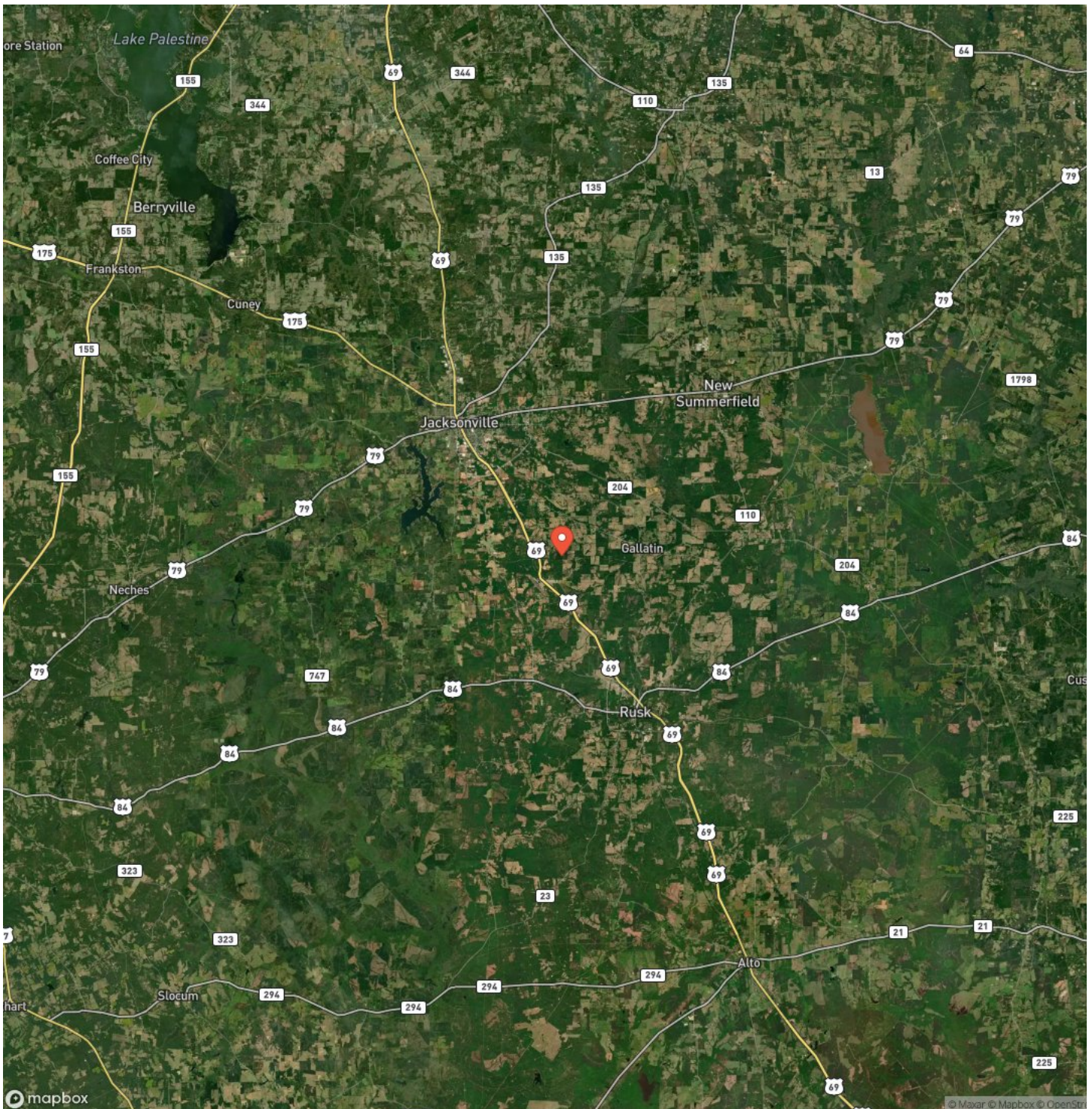
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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Jacksonville, TX 75766

NOTES

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This image shows a single sheet of white paper with horizontal blue 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.



MoreofTexas.com

DISCLAIMERS

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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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