

**Spectacular 4/4/3 on 23.5 acres in
Northwest Jacksonville in Highly
Desirable Neighborhood w/2 Shops &
Pool**

**1940 County Road 4120
Jacksonville, TX 75766**

\$549,900.00

**23.500 +/- acres
Cherokee County**



**MOSSY OAK PROPERTIES
OF TEXAS**

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MORE INFO ONLINE:

MoreofTexas.com

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Jacksonville, TX / Cherokee County

SUMMARY

Address

1940 County Road 4120

City, State Zip

Jacksonville, TX 75766

County

Cherokee County

Type

Ranches, Residential Property, Timberland

Latitude / Longitude

32.0230 / -95.2888

Acreage

23.500

Price

\$549,900.00

Property Website

<https://moreoftexas.com/detail/spectacular-4-4-3-on-23-5-acres-in-northwest-jacksonville-in-highly-desirable-neighborhood-w-2-shops-&-pool-cherokee-texas/7315/>



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PROPERTY DESCRIPTION

Spectacular hilltop 4BR/4BTH-2 half BTHS + office & game room/3 Car oversized garage, two story, 3585 SF home on 23.5 acres with wildlife exemptions in Northwest Jacksonville in highly desired neighborhood. Unbelievable sunset views accompany this exquisite and well maintained property. 1500 SF shop with concrete stained floors, insulated, with electric, built in 2011, as well as second 1500 SF shop/barn with dirt floor. 16 X 40 in-ground pool built in 2011, with loop-loc cover and 2018 new energy efficient pump w/3 year factory warranty. Shooting range and ATV trails throughout rolling hills. Sprinkler system in front. Home is wired for Surround Sound w/2 Bose speakers. Granite counter tops w/ Kitchenaid and Bosch appliances. Gorgeous granite flooring in dining, entry, and guest half bath. Two WB fireplaces. Ambient lighting in main floor master bedroom and dining. Winebar in living area with 2012 plank tile flooring in living. Office and master bedroom on main floor. 3 Bedrooms upstairs with gameroom/hobby room with 2012 engineered hardwood flooring and ceramic tile. Retiring owners are down-sizing and will convey large mirror above fireplace, mirror outside master bedroom, and all mounted clocks on stairway wall except one. Refrigerator, washer, dryer, and some furnishings are negotiable. Call today for your viewing of this amazing property.

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.

mixed use residential, timberland, ranchland 24 acre property Jacksonville, TX 75766 Cherokee County
hog whitetail deer small game rabbit squirrel hiking trails outbuilding road frontage



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Locator Maps



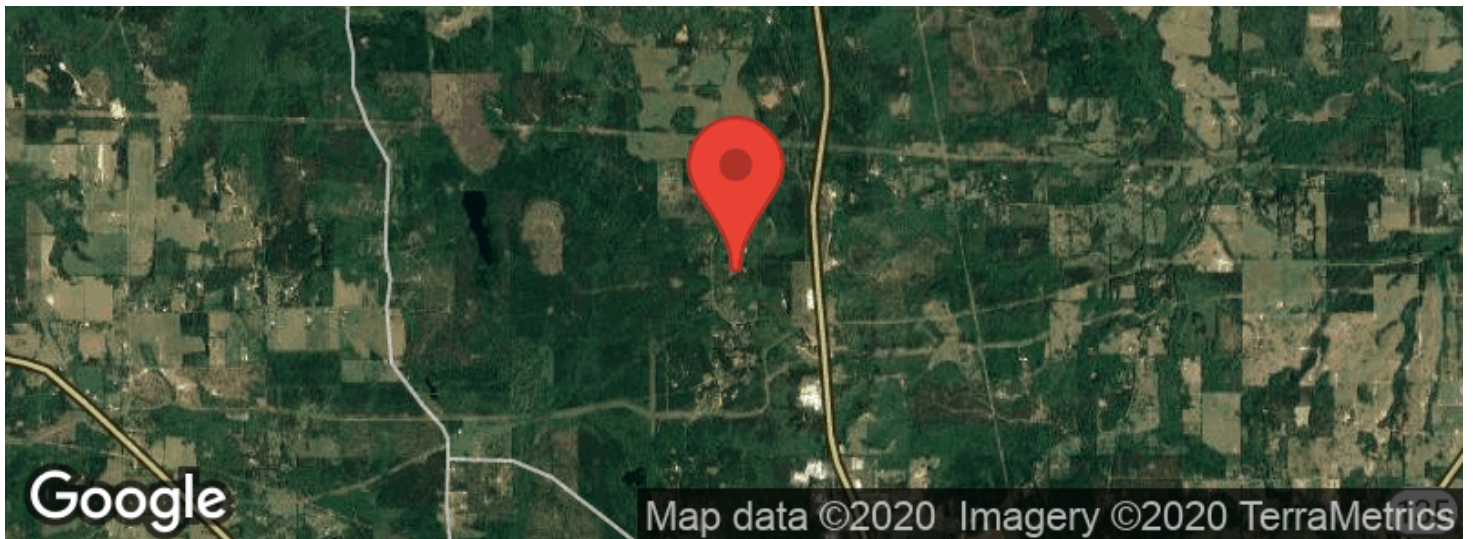
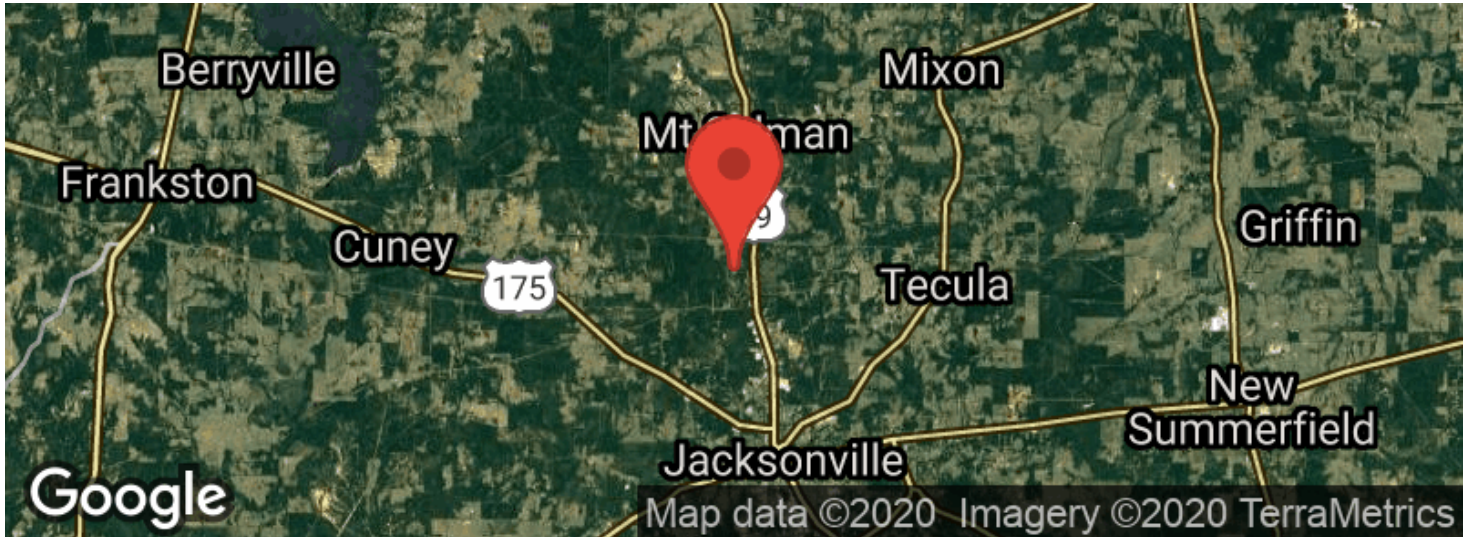
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Susan Brock

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Email

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Address

518 Tyler Street

City / State / Zip

Jacksonville, TX, 75766

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.



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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