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# LAND FOR SALE

159.44± Acres, Cherokee County, Texas

OFFERED AT  
**\$2,152,440**

## Highlights:

- Fully-fenced with cross fences for rotational grazing practices
- Cleared pastures for productive hay production
- Small pond with running creeks



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# Property Information

## Directions to Property:

From Jacksonville, head southeast on US-69 S/S Jackson Street toward E Rusk Street. Turn left onto County Road 1513. Turn left again on County Road 1514, and the property will be on your left in about 0.2 miles. Property address: 670 County Road 1514, Jacksonville, Texas 75766

## Property Description:

Welcome to an exceptional property located a short drive from downtown Jacksonville, Texas. Spanning 159.44 acres, the tract offers a perfect blend of open space and natural privacy. The rolling topography provides both scenic views and functional use. Frontage road access along the northern, eastern, and southern boundaries ensures easy access, while large timber pockets offer the seclusion you desire.

This tract has gently rolling terrain and a small pond perfect for fishing or livestock watering. The cleared pastures are improved with bfermda and bahia grasses, which make them ideal for grazing livestock and hay production. The small pockets of timber throughout the tract provide shade and cover for wildlife. This tract offers a diverse and thriving ecosystem typical of Cherokee County's natural landscape. The fertile soil of east Texas provides well-drained soil to support both improved pastures and healthy timber.

## Legal Description:

Please see attached survey.

## Improvements:

Two-bedroom, two-bathroom home constructed in 1977. The 1,326 square foot ranch-style home provides a warm, cozy feeling. The home is constructed with a brick exterior and shingle roof with an attached two-car garage. Inside, the kitchen, living, and dining room flow seamlessly, creating an inviting space for gatherings. Step outside onto the expansive rear patio to see heart-stopping views of the cleared pastures overlooking the tree lines. The tract is fenced with a maintained perimeter and cross fencing that facilitate rotational grazing practices for livestock.

Adjacent to the main house is a versatile 40' X 30' shop with a small loft. The shop area would make a great addition for equipment storage or DIY projects. This tract also offers other smaller buildings throughout the property. There is an old barn located on the south side of the of the tract. Little is known about the structure, other than it was once used as a place for handling livestock.

## Farm Data:

Pasture	116.39 acres
Non-crop	41.24 acres
Buildings	<u>1.81 acres</u>
Total	159.44 acres

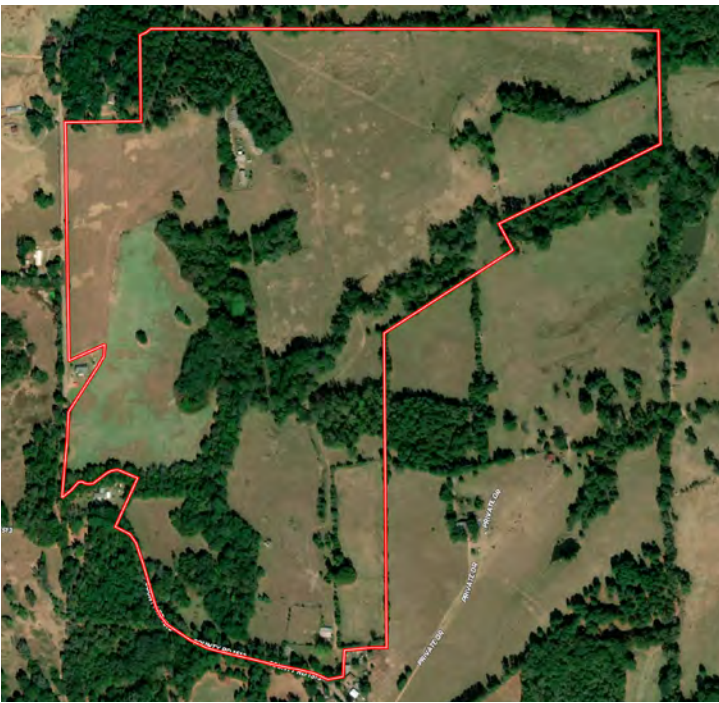
## Taxes:

- \$130.14

## Property Location



**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Hb	Hannahatchee fine sandy loam, 0 to 1 percent slopes, occasionally flooded	31.58	20.33	0	81	2w
le	lulus fine sandy loam, 0 to 1 percent slopes, frequently flooded	23.07	14.85	0	73	5w
Ma	Elrose fine sandy loam, 1 to 3 percent slopes	13.72	8.83	0	70	2e
Nk	Trawick fine sandy loam, strongly sloping, eroded	11.23	7.23	0	59	6e
Id	Marietta clay loam	9.31	5.99	0	74	4w
Bg	Sacul fine sandy loam, strongly sloping, eroded	8.89	5.72	0	69	6e
Mb	Elrose fine sandy loam, 3 to 8 percent slopes	8.84	5.69	0	69	4e
Cf	Cuthbert fine sandy loam, 8 to 15 percent slopes	7.9	5.08	0	56	7e
Bn	Bowie fine sandy loam, 3 to 8 percent slopes	7.58	4.88	0	77	4e
Ng	Nacogdoches fine sandy loam, sloping, eroded	6.36	4.09	0	69	4e
Bo	Bowie fine sandy loam, sloping, eroded	5.31	3.42	0	49	4e
Bm	Bowie fine sandy loam, 1 to 3 percent slopes	4.94	3.18	0	70	2e
Eb	Betis loamy fine sand, 3 to 8 percent slopes	4.15	2.67	0	25	4e
Rd	Briley loamy fine sand, 1 to 3 percent slopes	3.07	1.98	0	61	3e
Be	Sacul fine sandy loam, sloping, eroded	2.8	1.8	0	72	4e
Bf	Sacul fine sandy loam, 8 to 15 percent slopes	2.16	1.39	0	77	6e
Br	Lilbert loamy fine sand, 3 to 8 percent slopes	1.88	1.21	0	49	3e
Rf	Tenaha loamy fine sand, 8 to 15 percent slopes	1.32	0.85	0	48	6e
Cg	Cuthbert fine sandy loam, strongly sloping, eroded	0.55	0.35	0	43	6e
Ld	Darco loamy fine sand, 8 to 15 percent slopes	0.41	0.26	0	26	6e
Pa	Percilla clay loam, 0 to 1 percent slopes	0.25	0.16	0	25	4w
TOTALS		155.3 2(*)	100%	-	68.89	3.94

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

# Property Photos

