

RURAL ACREAGE CUSTOMER REPORT



MLS #:	10144261	DOM:	118
Address:	468 CR 1504	Waterfront:	No
Status:	Active	Waterview:	No
Type:	Rural Acreage	Security Gate:	No
City:	Rusk	Minerals:	
Zip:	75785		
County:	Cherokee		
Asking Price:	\$84,588		
Sale/Rent:	For Sale		
Price / Acre:	\$6,000		

GENERAL

Subdivision Name:	N/A		
Total # of Acres:	14.098	Acres Pasture %:	
Acres Cultivated %:		Acres Timber %:	
Acres Bottom %:			
Elementary:	Rusk	Middle School:	Rusk
High School:	Rusk	School District:	
Underground Utilities:		Road Frontage :	
TV/Cable Available:		Phone Available:	
Minerals Subsurface:		Minerals Surface:	
Power Company:		Gas Company:	
Phone Company:		Water Company:	
Lake Name:			

FEATURES

Current Use:	Recreational		
Documents on File:			
Lot or Land Desc:	Wooded		
Land Features:			
Outbuildings:	None		
Topography:	Rolling		
Fencing:	Partial Fence		
Restrictions:	None		
Easements:	Electric, Access		
Water:	Water Available		
Gas:	None	Electric:	Electric Available
Sewer:	None	Grasses:	Native
Road Type:	Easements	Road Surface:	Dirt
Timber Type:	Heavily Wooded	Soil Type:	

FINANCIAL

Taxes:	671.66	Tax Year:	2021	Exemptions:	No
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PUBLIC REMARKS / DIRECTIONS

This is your chance to get Secluded and Wooded 14.098 Acres. Spring on property. Currently being used for hunting but can be used to build your home. It is what everyone is looking for. Get it before it is gone. Call today for information and tour.

Hwy 69 Between Jacksonville and Rusk. From Rusk go North on Hwy 69 approx 2.5 miles. Turn R on CR 1503. Go another 2.5 miles and turn L on 1504. 1/4 mile on Right will be easement entrance. Look for realty marker. From Jacksonville go South on Hwy 69 approx 7.5 miles. Turn L on CR 1506. Go another 2.5 miles and turn R on 1504. 1/4 mile on Left will be easement entrance. Look for realty marker. 1/2 mile down easement stay to left on easement to end. Please do not trespass property to right of easement.