

15 Acres | County Road 1804
County Road 1804
Rusk, TX 75785

\$165,000
15± Acres
Cherokee County



MORE INFO ONLINE:
<https://homelandprop.com/>

15 Acres | County Road 1804
Rusk, TX / Cherokee County

SUMMARY

Address

County Road 1804

City, State Zip

Rusk, TX 75785

County

Cherokee County

Type

Farms, Undeveloped Land

Latitude / Longitude

31.800339 / -95.323865

Taxes (Annually)

75

Acreage

15

Price

\$165,000

Property Website

<https://homelandprop.com/property/15-acres-county-road-1804-cherokee-texas/113327/>



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PROPERTY DESCRIPTION

Maydelle, Texas! Experience East Texas country life in western Cherokee County. Located just a couple of miles to the trading post in Maydelle and about a fifteen minute drive to the picturesque county seat of Rusk, this unrestricted fifteen acres may be the ideal property for you. With nearly 1000 feet of frontage along a paved county road, community water service, and electricity, there are many possibilities for this land. About five acres of the land is cleared and ready for a homesite or cultivation. There is also a live spring near the back of the property. Any mineral rights owned by seller will be reserved.

Utilities: Electric available, Water available

Utility Providers: Cherokee County Cooperative, Maydelle Water Supply



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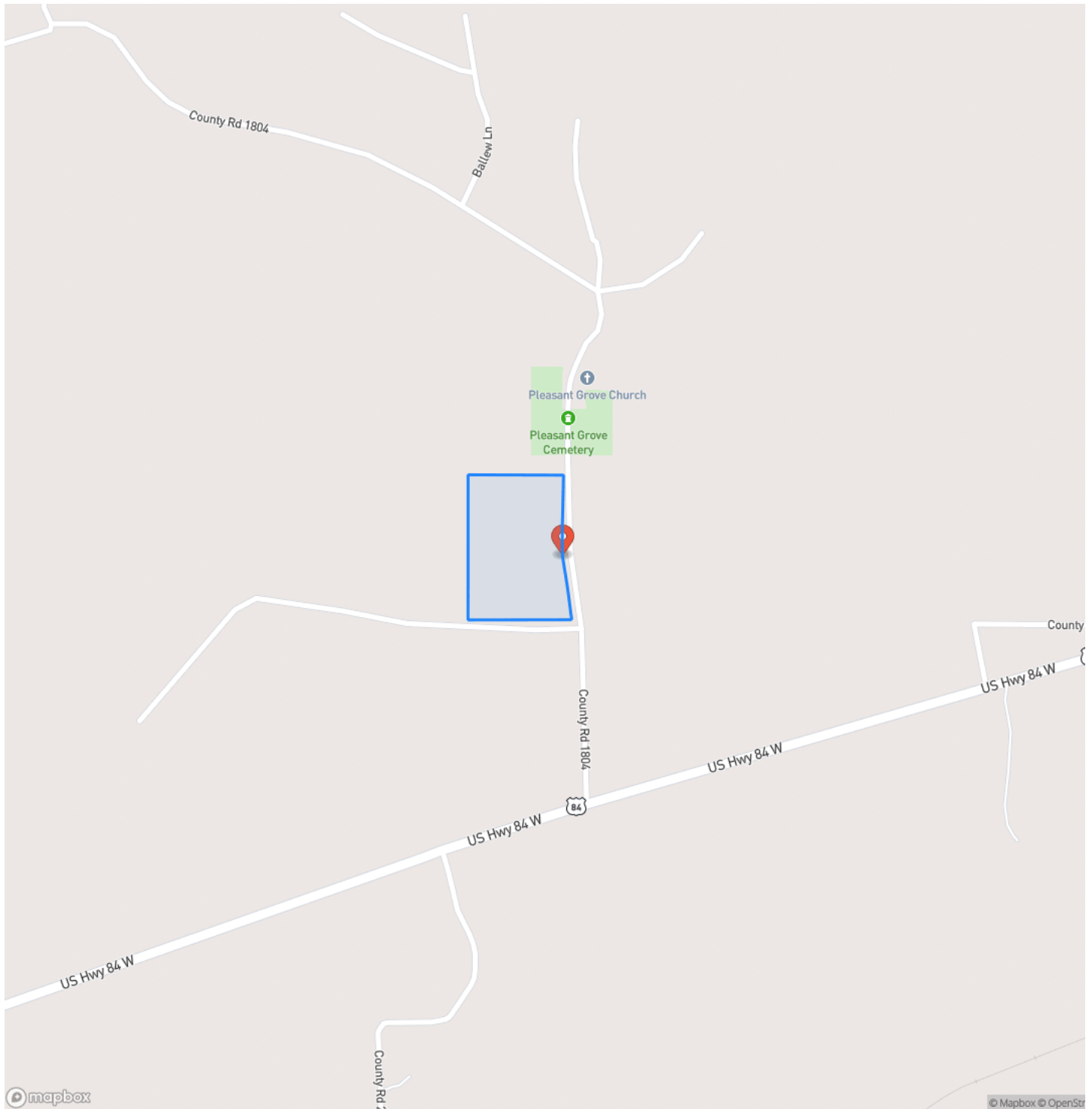
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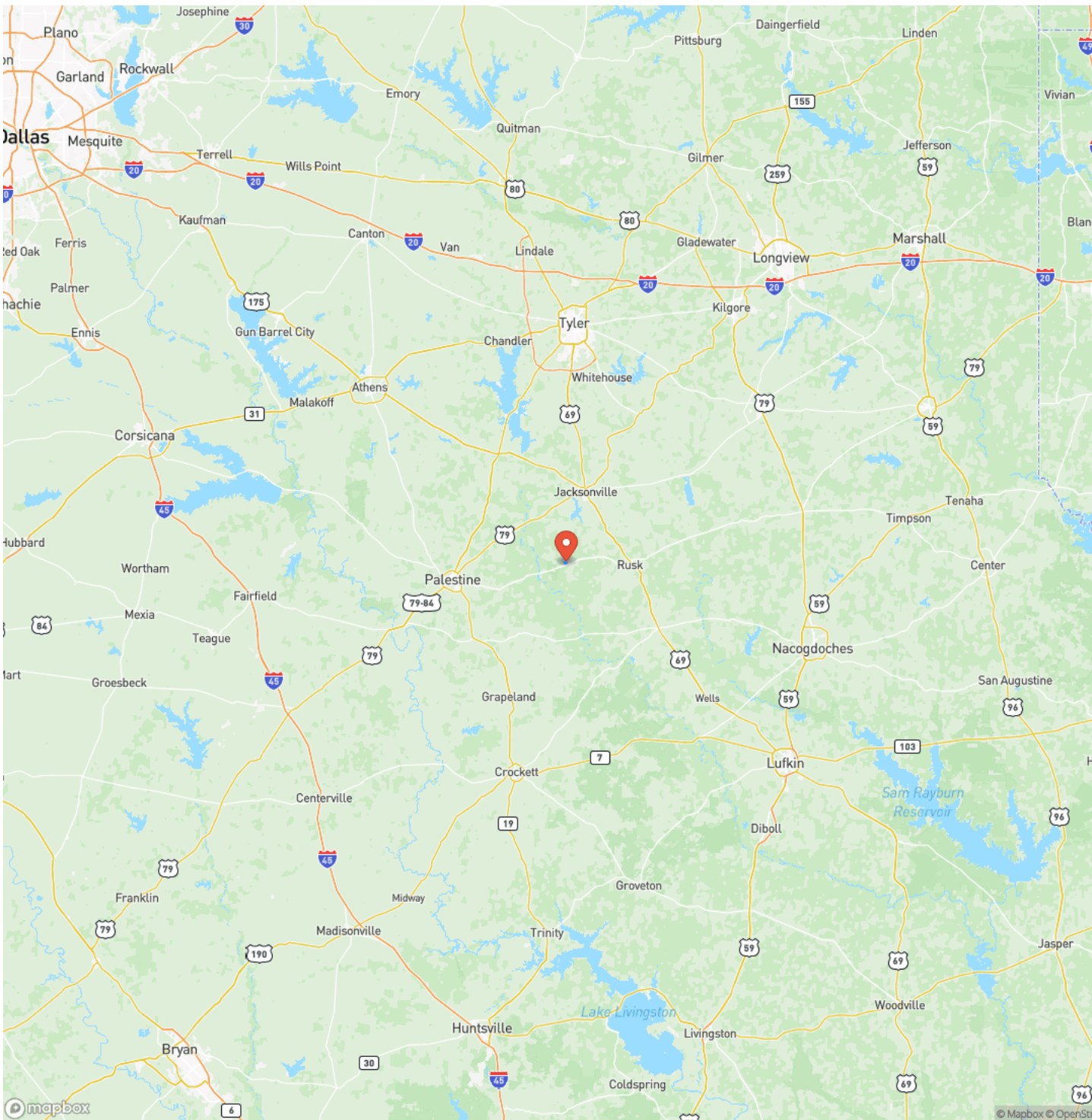
Locator Map



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Rusk, TX / Cherokee County

Locator Map

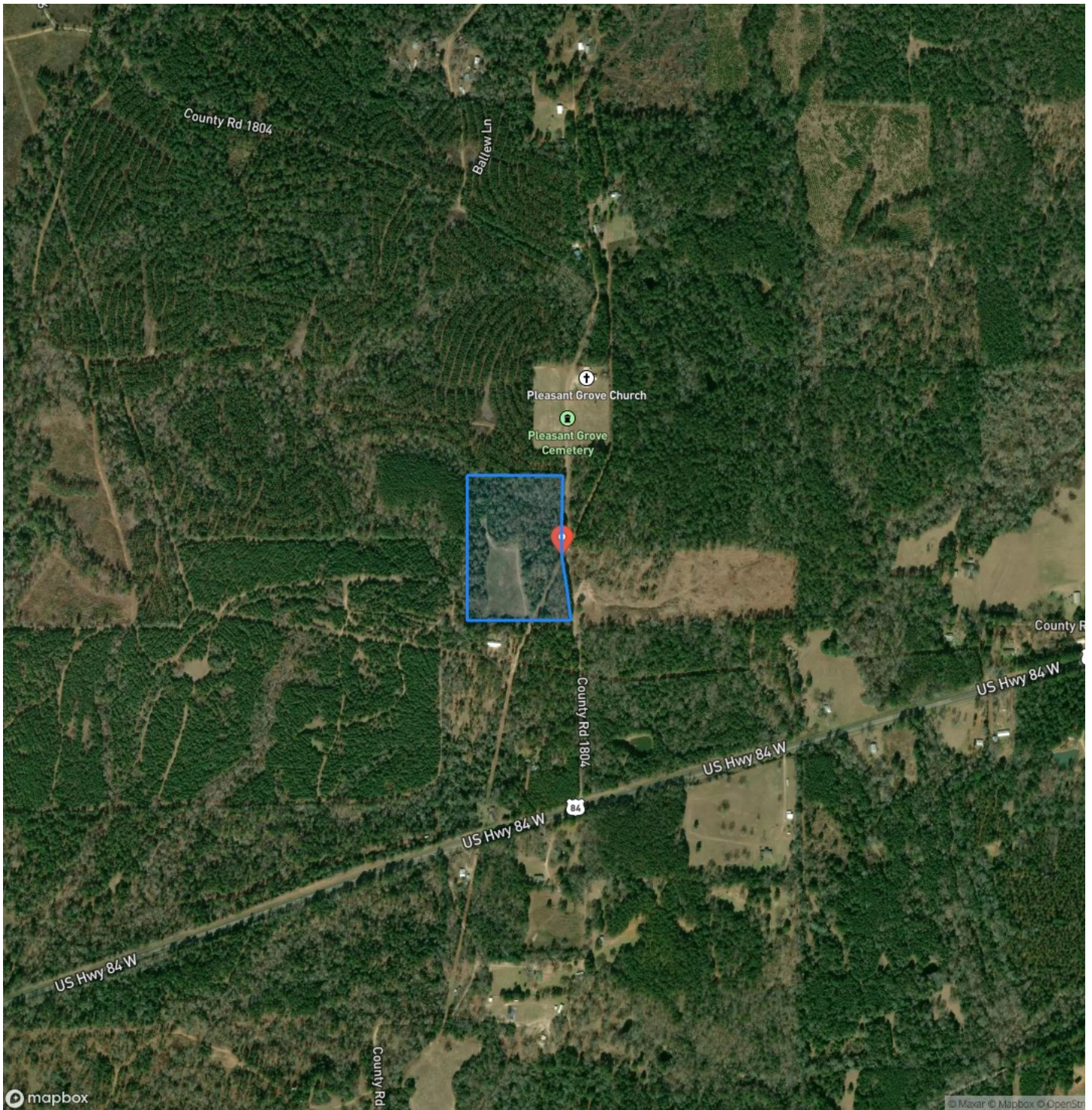


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Ratcliff

Mobile

(936) 675-3793

Email

scott@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



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This image shows a single 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.



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Acreage, Survey & Easement Disclaimer: HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

Tax Disclaimer: Approximately \$5/Acre/Year with Timber Exemption. HomeLand Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



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