

# 225+/- Acres Comanche County

**This ranch offers endless possibilities, a combination property for hunting, ranching, farming, and or your custom build! The 225+- acres of fertile sandy loam has a wet-weather creek running through it. It has a good mixture of sparse to thick tree cover, mostly mesquite and mature live oak and post oak. There is great ground water all over the area as is evidenced by the 60ft well that produces 50+ gal min. While the 4 stock tanks and slough have gone dry recently due to current drought conditions that have not been seen since 2011, the tanks were holding water more than a week after some rain came through the area. The 65-acre field on the property is currently being leased by a local farmer that has it on a crop rotation of wheat, corn and cotton. There is oil production on the property. Seller is willing to convey 25% of mineral rights and one sixth of the royalties he is currently receiving.**



## \$1,170,000

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225 SW 5<sup>th</sup> Street  
Cross Plains,  
Texas 76443  
254-725-4181



601 I-20 Frontage  
Cisco, Texas  
76437  
254-442-4181

# 225+/- Acres Comanche County

- County – Comanche
- Schools – May I.S.D.
- Surface Water – 4 Tanks/Ponds
- Well – 1
- Soil Type – Sandy Loam
- Terrain – Flat to Rolling
- Hunting – Whitetail, Dove, Quail, Hogs, Turkey, & Duck
- Ag Exempt – Yes
- Taxes – \$ 1,427
- Price Per Acre – \$5,200
- Price – \$1,170,000
- MLS – 20143293



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