

# 75 Acres Taylor County

This 75-acre Mulberry Canyon ranch is located just 30 minutes from downtown Abilene. Almost a half mile of Mulberry Creek meanders throughout the property creating exceptional wildlife habitat and natural beauty in this West Texas terrain. It features county road access and is ideally suited for hunting, ranching, or recreational activities. Abundant deer and hog signs were seen on the ranch during inspection and this area is also well known for great dove hunting. It is also noted that there have been many arrowheads and Indian artifacts found on the ranch. Co-op water is available through Blair Water Supply. The ranch's topography varies, offering gently rolling hills and stunning views. Following a fire in 2019, the land has seen a resurgence of native grass and new growth trees creating a diverse habitat for local wildlife. This Mulberry Canyon tract offers a desirable destination for those seeking a great hunting or recreational retreat!



## \$337,500

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



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

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints or misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

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- County – Taylor
- Schools – Merkel I.S.D.
- Surface Water – N/A
- Wells – N/A
- Soil Type – Clay Loam
- Terrain – Slightly Rolling
- Hunting – Whitetail Deer, Dove, Hogs, Quail, & Turkey
- Ag Exempt – Yes
- Minerals to Convey – None
- Taxes – \$62
- Price per Acre – \$4,500
- Price – \$337,500
- MLS – 20830691



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