

30.57 Ac (Tr 1&2) Eastland County

This 30.57 acre property sits just west of Carbon complete with rural water and electric available. No feasibility study has been completed yet. There is a nice tank on the corner of the property with a water well that used to feed the tank, but the pump was pulled when the tenant left. All it needs is a new pump and the tank could always be topped off! There are currently 2 wells on the property, one of which tested out at 50 gpm per owner. It is completely fenced with new 6-strand barbed wire and the entire acreage is planted in coastal. Last year it was fertilized and produced over 100 round bales of coastal hay. There are some large mature pecan trees around the outskirts of the property and county road frontage on two sides. This property would make an amazing homesite or weekend cattle property. Call today for your showing!



\$296,000

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- County – Eastland
- Schools – Eastland ISD
- Surface Water – 1 Pond
- Water Wells - 2
- Soil Type – Sandy Loam
- Terrain – Rolling
- Hunting – Dove
- Minerals Convey – None
- Ag Exempt – Yes
- Taxes – \$241
- Price – \$296,000
- Price Per Acre – \$9,519
- MLS – 20538547



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