

# 29.3 Acres (Tract 17) Shackelford County

Just 20 min from Abilene, this 29.3 ac parcel of land offers a serene escape into nature's embrace & tranquil beauty of the Texas landscape. Upon arrival, one is greeted by the gentle rustle of mesquite trees, providing shade, tranquility & offering a picturesque setting for various recreational activities & relaxation as well as cover for wildlife. A defining feature of the land is the pond, adding functionality. With its ample size & capacity to hold good runoff water, this pond presents an opportunity for not only scenic enjoyment but also practical use. Boasting abundant wildlife, making it a paradise for outdoor enthusiasts. Deer, turkey, quail, ducks, & dove roam freely. The convenience of water & electricity availability further enhances the appeal of this land, making it an ideal canvas for realizing various visions & dreams. Whether you desire to build your dream home, have weekend getaway, or cultivate the land for ag purposes, this is the place! Additional acreage available.



## \$241,725

Karen Lenz, Broker  
325-668-3604  
[karen@trinityranchland.com](mailto:karen@trinityranchland.com)

Mike Rogers, Realtor  
325-665-4695  
[mike@trinityranchland.com](mailto:mike@trinityranchland.com)  
[www.trinityranchland.com](http://www.trinityranchland.com)

225 SW 5<sup>th</sup> Street  
Cross Plains,  
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 for 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 – Shackelford
- Schools – Clyde I.S.D.
- Surface Water – 1 Tank/Pond & Seasonal Creek
- Well – N/A
- Outbuildings – N/A
- Soil Type – Sandy Loam & Rocky
- Terrain – Flat
- Hunting – Whitetail, Hogs, Turkey, Quail, Duck, & Dove
- Ag Exempt – Yes
- Minerals to Convey – No
- Taxes – TBD
- Price Per Acre – \$8,250
- Price – \$241,725
- MLS – 20548206



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