

277+/- Acres, Fisher County

This 277± acre tract, to be surveyed from a 600-acre ranch in Fisher County, offers a rare opportunity to own a versatile piece of West Texas. Located within Sweetwater ISD, the property has water and electricity available along the county road, per the seller. The land features four stock tanks and two seasonal draws that meander through the property, supporting a diverse ecosystem. A rich blend of native grasses — both tall and short — blankets the landscape, while scattered mesquite, oak, hackberry, elm, oak shinnery, and cedar trees provide excellent cover for wildlife. Fully fenced and cross-fenced into two separate pastures, this ranch is ideal for livestock rotation and land management. Several elevated sites offer stunning hilltop views — perfect for building your dream home or hunting cabin. A true sportsman's paradise, the ranch offers excellent hunting opportunities with an abundance of whitetail deer, hogs, turkey, quail, dove, and ducks. The soil varies from sandy loam to clay, with some rocky outcroppings adding to the character of the terrain. Secluded and serene, this is a remote gem where you can unwind and take in breathtaking West Texas sunsets. During a recent 2.5-hour visit, wildlife was abundant — and not a single vehicle was seen, underscoring the property's exceptional privacy. There are no active oil or wind energy developments on the property. With an acceptable offer, a portion of the seller's owned mineral rights will convey. **Buyer & buyer's agent to verify all utilities, schools and all information**



\$608,015

Karen Lenz, Broker

325-668-3604

karen@trinityranchland.com

www.trinityranchland.com

225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



SELLING TEXAS RANCHES AND HOMES

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.

277+/- Acres, Fisher County

- County – Fisher
- Schools – Sweetwater ISD
- Surface Water – 4 Tank/Pond
2 Seasonal Draws
- Soil Type –Sandy Loam to
Clay
- Terrain – Rolling
- Hunting – Whitetail, Hogs,
Turkey, Dove, Duck & Quail
- Ag Exempt – Yes
- Taxes – TBD
- Price Per Acre – \$ 2,195
- Price – \$ 608,015
- MLS – 20932715



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