

# 20 Acres (Tract 15) Shackelford County

20 acres of land offering an idyllic setting for realizing your dream home or creating a weekend getaway. Suited for families eager to engage in agriculture or individuals seeking a serene escape, this property presents an array of possibilities. An ideal locale for cultivating knowledge of agriculture or nurturing 4H projects, this land boasts a blend of open fields with fertile soils & small Mesquites. These features provide inviting canvas for wildlife food plots or crop cultivation. Convenience is paramount, with water & electricity accessible at county road. As day transitions to dusk, the landscape comes alive with the gentle presence of deer, the graceful flight of turkey, & the melodic cooing of dove, offering a symphony of natural beauty. Whether seeking a sanctuary to build your forever home, a haven for weekend getaways, or a platform for educational pursuits in agriculture, this 20 ac has boundless potential. Welcome to your oasis of possibility in the great state of Texas!



**\$145,000**

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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

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 – Shackelford
- Schools – Clyde I.S.D.
- Surface Water – N/A
- Well – N/A
- Outbuildings – N/A
- Soil Type – Sandy Loam & Rocky
- Terrain – Flat
- Hunting – Whitetail, Hogs, Turkey, Quail, & Dove
- Ag Exempt – Yes
- Minerals to Convey – No
- Taxes – TBD
- Price Per Acre – \$7,250
- Price – \$145,000
- MLS – 20550625



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