

9.042 Ac & Hm Eastland County

Great piece of Texas to call your own, located just a couple minutes South of I-20 in between Cisco & Baird TX! Water has been restored to the house! Plumbing underneath the house was just replaced, and new plumbing & pump in the well was done summer of 2023. Enjoy your own water well without the hassle of a city water bill! Per the Seller, ice cold well water you can drink from the faucet! The seller has re-leveled the house along with some interior work & installed new floors. Some renovations are still underway, so don't mind tools & parts when showing. Property also comes with a 40'x12', 2 room cabin (Blue) that has been insulated, sheet rocked, floored, & electricity connected, creating a blank canvas for a workshop, man cave, or additional room & office. Land is blanketed with native grasses & mature oak trees properly spaced out to give you and your animals much needed shade in the summer! Schedule your showing today!



\$265,999

Joshua Smith, Realtor

325-200-9361

joshua@trinityranchland.com

www.trinityranchland.com

Brown 12x28 Building, can be bought separately with Non-Realty Items Addendum or negotiated with acceptable offer. Electric Provider - Comanche Co-op.

225 SW 5th 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 – Eastland
- Schools – Cisco I.S.D.
- Water – 1 Well
- Soil Type – Clay/Sandy Loam
- Terrain – Slightly Rolling
- Hunting – Whitetail, Hogs, Turkey, Dove
- Minerals Owned – Unknown, will convey if any
- Ag Exempt – No
- Taxes – \$797
- Price – \$265,999
- MLS – 20639406



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