

# 42.69 Acres Coleman County

Discover a rare opportunity to own 42 acres just minutes outside of Cross Plains, Texas—an expansive canvas for your agricultural, recreational, or homesteading aspirations. Whether you're seeking a hunting retreat, grazing land, or a tranquil homestead with breathtaking sunsets, this property offers it all. Key Features:

- **Rich Vegetation:** Covered with native grasses and scattered mesquite and oak trees, the property offers natural beauty and habitat for wildlife.
- **Wildlife Haven:** Ideal for hunting enthusiasts, the area supports populations of whitetail deer, dove, quail, and turkey.
- **Agricultural Potential:** The property is suited for cattle grazing or other agricultural endeavors.
- **Water Access:** A well-maintained stock tank provides a reliable water source for livestock and wildlife.
- **Utilities:** Electricity is available from the north or the south neighbors, and CCW meter on property, facilitating development for a future home.



## \$247,602

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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 – Coleman
- Schools –Cross Plains I.S.D.
- Surface Water – 1Tank/Pond
- Well – N/A
- Outbuildings – N/A
- Soil Type –Sandy Loam
- Terrain –Flat
- Hunting – Whitetail, Dove, Quail, Hogs, Turkey and Duck
- Taxes – TBD
- Price Per Acre –\$5,800
- Price – \$247,602
- MLS- 2095236



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