

97.33 Acres Stephens County

If you're seeking a remote and secluded recreational hunting property, look no further! This 97.33-acre tract, located off FM 1852 in southern Stephens County between Eastland and Breckenridge, offers a stunning natural landscape with over 70 feet of elevation change and a branch of Gunsolus Creek flowing through it, providing seasonal water features. Whether you're envisioning your dream home or a recreational and hunting getaway, this property has it all. The terrain boasts a mix of Live Oak, Post Oak, Mesquite, Elm, Cedar, and dense brush, creating a rich habitat for wildlife including turkey, deer, dove, and hogs. The perimeter fencing is in good condition, and electricity is readily accessible via the private road. Neighbors in the area have water wells producing 2-3 gallons per minute, with storage tanks for additional supply. Enjoy incredible panoramic views, with no wind turbines in sight, and experience the magic of unforgettable West Texas sunsets. If you are looking for a remote and secluded recreational hunting property, no need to look anywhere else! Schedule your private showing today! Recreational hunting property, no need to look anywhere else! Schedule your private showing today



\$583,980

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225 SW 5th Street
Cross Plains,
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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.

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- County –Stephens
- Schools – Breckenridge I.S.D.
- Cultivated - None
- Surface Water – Seasonal Creek
- Water – None- (Neighbors have wells)
- Soil Type – Sandy Loam, Rocky/Shale
- Terrain –Flat
- Hunting –Whitetail Deer, Turkey Dove & Hogs
- Outbuildings – None
- Easement – Electric
- Minerals owned –Unknown
- Minerals Convey – Unknown
- Ag Exempt – Yes
- Taxes - \$ 96
- Price Per Acre - \$ 6,000
- Price - \$583,980

• MLS - 20948132



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