

# 27.78 Acres Eastland County

A wonderful piece of Texas land that offers a unique blend of natural beauty, wildlife habitat, recreational opportunities, and the potential for homesteading or investment. This property is a must see that holds endless possibilities for those who appreciate the great outdoors and freedom of country living! Ample acreage, with a mix of thick oak trees and cleared land, gives you the flexibility to choose the perfect spot for your residence while still maintaining plenty of space for hunting, livestock, or other recreational pursuits. Located 1 hour from Abilene & 1.5 hours from Fort Worth allows a peaceful retreat where you can escape the hustle and bustle of city life and enjoy the tranquility of rural living! Perimeter fence is good along with a good cross fence & gate separating the pasture. A new electric line will need to be ran to the water well as the old one was severed when the owners had a new electric meter set. NEARBY ATTRACTIONS include - 1hr from Abilene, 1.5 hrs from Ft Worth; Possum Kingdom Lake, Hubbard Creek Lake, Lake Daniel, Lake Leon, Proctor Lake, Lake Brownwood, & many Hunting Ranches all within or close to an hour's drive; For the outdoor adventurer, numerous parks & hiking trails like the Old Zoo Nature Trail await to be explored; Nearby historic towns of Eastland & Cisco are having a renaissance of renewed focus with establishments like the Blue Duck Winery & Red Gap Brewery! Schedule your showing & don't let this opportunity slip away!! Corral & t-post hog panel pen are negotiable with offer.



## \$222,240

Joshua Smith, Realtor  
325-200-9361  
[joshua@trinityranchland.com](mailto:joshua@trinityranchland.com)

[www.trinityranchland.com](http://www.trinityranchland.com)

225 SW 5<sup>th</sup> Street  
Cross Plains,  
Texas 76443  
254-725-4181



601 I-20 Frontage  
Cisco, Texas  
76437  
254-442-4181

# 27.78 Acres Eastland County

- County – Eastland
- Schools – Gorman I.S.D.
- Pasture –Native Grasses
- Cultivated –None
- Surface Water – 1 Tank
- Water – 1 Water Well
- Soil Type – Sandy Loam/Rocky
- Terrain – Rolling Slope
- Hunting –Whitetail Deer, Hogs, & Dove
- Outbuildings – None
- Minerals Owned – Yes
- Minerals Convey – Yes
- Ag Exempt – Yes
- Taxes - \$35
- Price Per Acre - \$8,000
- Price - \$222,240
- MLS - 20577437



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 for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.