

600+/- Acres, Fisher County

This is a rare opportunity to own 600 acres in Fisher County, in Sweetwater ISD, with water and electric available along county road per seller. This ranch has 5 tanks and 2 seasonal creeks running through the ranch. Beautiful Park like areas to high rocky bluff hills with a valley featuring strong elevation changes on the North end to rolling and level terrain. The landscape is blanketed with an impressive mix of tall and short native grasses. Scattered Mesquite, Oaks, hackberry, elm, oak shinnery and cedar trees provide excellent cover for wildlife, making it a haven for hunters and nature enthusiasts alike. The ranch is fully fenced with multiple cross-fenced sections. Fenced in 5 separate pastures for convenience of livestock rotation. Several hilltop views for building sites. Fantastic hunting property with large whitetail, hogs, ducks, dove, quail, & turkey! Fences are good as well as cross fences. Soil ranges from sandy loam to clay to rocky outcroppings. This is a remote gem to get away and enjoy the west Texas sunsets. Being out on the ranch for 2.5 hours we saw wildlife and not a single vehicle - very private! Seller will divide into 2 tracts one being 322+- acres (mls 20932712) & the other 277+- acres (mls 20932715). No production on the property, with an acceptable offer, minerals owned will convey. ****Buyer & buyer's agent to verify all utilities, schools and all information****



\$1,197,000

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225 SW 5th Street
Cross Plains,
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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 – Fisher
- Schools – Sweetwater ISD
- Surface Water – 5 Tank/Pond
- Water Well – 0
- Soil Type –Sandy Loam to Clay
- Terrain – Rolling
- Hunting – Whitetail, Hogs, Turkey, Dove, Duck & Quail
- Ag Exempt – Yes
- Taxes – TBD
- Price Per Acre – \$ 1,995
- Price – \$ 1,197,000
- MLS – 20932660



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