

# 22 Acres (Tract 19) Shackelford County

22 acres, offering a harmonious blend of natural beauty & potential. Essential utilities - water & electricity - readily available at the roadside. Upon entering this West Texas haven, one is greeted by a diverse landscape, where Mesquite cover interplays with fertile soil fields. This place creates an environment ripe with opportunities, whether one envisions cultivating verdant food plots, nurturing bountiful crops, or realizing the dream of a serene home site against the backdrop of nature. Here, amidst the whispering leaves & rustling grasses, an abundance of wildlife finds sanctuary. Deer gracefully treads through foliage, while melodic cooing of dove fills the air, accompanied by occasional gobble of turkey. Whether seeking a refuge from the bustling world, a canvas upon which to develop visions of agriculture, or a haven where the whispers of wildlife serenade the soul, these 22 acres stands as a testament to the timeless allure of nature's embrace. Additional acreage available.



## \$154,000

Karen Lenz, Broker  
325-668-3604  
[karen@trinityranchland.com](mailto:karen@trinityranchland.com)

Mike Rogers, Realtor  
325-665-4695  
[mike@trinityranchland.com](mailto:mike@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

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.

# 22 Acres (Tract 19) Shackelford County

- County – Shackelford
- Schools – Clyde I.S.D.
- Surface Water – Seasonal Creek
- Well – N/A
- Outbuildings – N/A
- Soil Type – Sandy Loam & Rocky
- Terrain – Flat
- Hunting – Whitetail, Hogs, Turkey, Quail, & Dove
- Ag Exempt – Yes
- Minerals to Convey – No
- Taxes – TBD
- Price Per Acre – \$7,000
- Price – \$154,000
- MLS – 20550634



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.