

# 14.87+/- Ac & Hm Eastland County

HOUSE NOW AVAILABLE FOR SHOWING! Amazing views & abundant surface water located in Jim Ned ISD!! Nestled in the rolling foothills, between Double Gap Mountain & Steamboat Mountain, this property boasts a gentle rolling slope with a pond on each end! Year around hunting & fishing make this property great for a getaway, or for building that much wanted homestead. With paved access from HWY 83, only 1.6 miles, this acreage is a must see! North Runnels Water Supply Corp & Taylor Electricity & Fiber Optic are connected on site! Seller started building the fence on the North side but will need to be finished to keep the neighbor's livestock out, costs of finishing are negotiable with acceptable offer. The home needs a little work & some TLC. Located only 30 min from Abilene gives you the country living you desire while still being close to the necessities of daily life. Sellers say they have mineral rights & are negotiable. Schedule your showing today!



## \$325,000

Joshua Smith, Realtor

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225 SW 5<sup>th</sup> Street  
Cross Plains,  
Texas 76443  
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 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 – Taylor
- Schools – Jim Ned Cons. I.S.D.
- Surface Water – 2 Tanks/Ponds
- Water – Co-op Water
- Soil Type – Clay
- Terrain – Rolling
- Hunting – Whitetail Deer, Dove, & Ducks
- Minerals Owned – Yes
- Ag Exempt – Yes
- Taxes – \$1,570
- Price – \$325,000
- MLS – 20585481/20585506



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