

76+/- Acres Eastland, County

Discover your slice of Texas paradise with this 76+- acre tract to be surveyed out of a larger parcel, located just 10.5 miles south of Cisco. This ag exempt property offers a perfect blend of open farmland, wooded areas, and recreational appeal. Approximately 50+- acres of quality farmland are currently under a crop lease, giving the new owner the option to continue or terminate the arrangement. For nature lovers and hunters, 15+- acres of mature woods provide excellent cover for wildlife, and the property is home to abundant deer and other game. Deer blinds will convey with the sale. An additional 4+- acres of coastal add to the property's versatility, whether for grazing or hay production. Utilities are readily available, with electricity and water at the road, and wells common throughout the area if you're considering going that route. Whether you're looking to farm, hunt, build, or just escape the city, this land offers it all—peace, productivity, and potential.



\$550,000

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225 SW 5th 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.

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- **County – Eastland**
- **Schools – Cisco I.S.D.**
- **Electric & Water avail at the road**
- **Terrain – Flat**
- **Soil – Sandy Loam**
- **Crops – 4+/- Ac Coastal**
- **Hunting – Deer, Hogs, Turkey, Dove, & Duck**
- **Taxes – TBD**
- **Price Per Acre – \$7,237**
- **Price – \$550,000**
- **MLS - 20902112**



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