

# 80.25 Acres Eastland County

Nestled amidst a serene landscape lies 80.25 acres of natural beauty. Enveloped by lush, dense woodlands being the majority of acreage, this parcel offers an ideal retreat for those seeking tranquility & seclusion. Approx. 24 acres of open land provide ample space for various possibilities, whether it be agricultural endeavors, recreational activities, food plots or your homebuilding dream. This property caters to diverse interests & aspirations from hunting, recreational, planting, to grazing & livestock. Conveniently located not far off Highway 206 & nearby city amenities makes this property have the desired rural living, yet a secluded sanctuary. Whether envisioning a new home, recreational haven, or investment opportunity, this property beckons with its natural splendor & untapped potential. A stock tank on the property, goes dry, but could be dug deeper to hold water. Rural water availability - Westbound Water supply, with a feasibility study. Electricity available along the CR.



**\$525,000**

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

Jerry Conring, Realtor  
254-488-2497  
[jerry@trinityranchland.com](mailto:jerry@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



# 80.25 Acres Eastland County

- County – Eastland
- Schools – Cross Plains I.S.D.
- Surface Water – 1 Tank/Pond
- Co-op Water & Electric Available
- Soil Type – Sandy to Sandy Loam
- Terrain – Flat to Sloped
- Hunting – Whitetail, Hogs, Turkey, Dove, & Quail
- Ag Exempt – Yes
- Taxes – TBD
- Price Per Acre – \$6,542
- Price – \$525,000
- MLS – 20614402



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.